

THE MODERN HOUSE



London W2
£9,000,000 Leasehold

Queensway

Rising above its urban Bayswater landscape and occupying the top two floors of an unusually lateral former Victorian warehouse off London's coveted Queensway, this flowing four-bedroom penthouse is a rare offering on the borders of Hyde Park, Westbourne Grove and Notting Hill. It was designed by the architect Robin Lee, whose masterful and bold approach to pairing old with new and light with dark has resulted in a richly textured, honest and accomplished refurbishment through almost 6,000 sq ft of internal space. Its gated entrance provides excellent privacy and security and is shared with a substantial office space within the building, offered by separate negotiation.

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The Tour

The apartment is accessed on Queensway through high steel gates and along a shared driveway. Owners have sole use of the alleyway for parking. The building itself is set far back from the road along the delicate brick paving of the approach. The foyer offers routes to the second and third floors, over which the apartment is set, via lift to both levels or a wide concrete staircase where bespoke balustrades and exposed brick walls are dramatically illuminated by recessed lighting. The lift opens to the external landing of the second floor or internally within the upper level.

From the lower level landing double doors open through a short hallway to a grand view some seventy feet toward the eastern aspect. Where the deep plan of the existing warehouse might have entertained the challenge of inviting light, Robin Lee's design has, in novel fashion, embraced the dark entrance and reception, enhancing its mood with Macassar ebony walls, dark resin floors, custom-design Onyx lights, and the texture of lightly painted concrete soffits overhead.

Thus, the sleeping areas are naturally suited to the level, arranged around this mysterious hub, though lifted by light lime-plastered walls, bare brick and in three of the bedrooms, substantial easterly glazing that invites the morning light. Three of the bedrooms are also en suite each containing a variety of brass fixtures with elements by Vola, roll-top baths and a wonderful selection of natural stones from Brazil. A guest WC with shower is situated opposite the entry reception.

In each of the rooms individual furniture pieces are found, using a variety of materials from black oxide-treated steel frames to unlacquered brass angle sections, Brazilian Rio rosewood and panels of wool felt. This is a dwelling curated on a discipline of eclecticism, not limited by the confines of trend.

Opposite two built-in seating areas within the dark wood panelling, a void to the upper level shines light upon a sculptural stairwell that splits into twin flights in a contemporary interpretation of an 'imperial' staircase; a wonderful device when entertaining.

The flights ascend to two separate parts of the entirely open-plan expanse that is the upper level. The birch ply treads of each flight continue to the floor in large format sheets, interrupted only by a series of white-painted pillars from the pitched steel structure. Within these living spaces, light comes from all angles and aspects. The northern wall is entirely glazed, and roof lights are spaced overhead throughout. Despite this weighting of glazing, it achieves an excellent efficiency rating. Between the pillars, lime plaster is continued from the lower level.

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The kitchen, though modular in its form and utilitarian steel structure, has a defined place within a southern recess of the plan, adjoining the terraced garden through a glazed door. It offers an excellent view beyond its beautifully patinated bespoke sinks, across the void of the stairwell and to the centre of the plan, currently used as a study space. A second office space occupies the south-western corner, looking over a formal living space with a log-burning stove, and in the north-east are dining and lounge areas in the current layout.

A further 3,600 sq ft of space on the first floor is also available by separate negotiation. It has, to date, been used as an office space with a kitchen, shower room and separate WC, however, can under Permitted Development Right, be converted into a self-contained residential unit.

Outside Space

The roof terrace of the upper level is contained on three sides, providing shelter from the wind but allowing the sun to project from the south and west throughout the day. Its planting offers a partial screen from the internal spaces and glazed doorways open onto it from the kitchen and formal living space.

The Area

The apartment is brilliantly situated on Queensway which runs north from Kensington Gardens. Portobello Road, Golborne Road and Westbourne Grove are all within easy reach and are replete with boutiques, restaurants and excellent markets. There are plenty of cafes and restaurants in nearby Notting Hill, including the two Michelin-starred Ledbury, three Michelin-starred Core by Clare Smyth, and Ottolenghi. The Electric Cinema, The Gate Theatre and Electric House are all within walking distance.

The green expanse of Kensington Gardens and Hyde Park is a few minutes' walk away. One of London's most beautiful parks, it offers 350 acres of rambling green space, lake swimming, sports pitches and the pioneering Serpentine Pavilion.

Bayswater and Queensway are the closest stations running District, Circle and Central Lines services east to west through the heart of the city. Paddington Station is also close by and operates the newly opened Elizabeth Line for fast services to Heathrow and several underground connections.

Tenure: Leasehold Lease Length: approx. 981 years Service Charge: TBC Ground Rent: TBC Council Tax Band: H

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.