

THE MODERN HOUSE



London W11
£2,250,000 Share of Freehold

Penzance Place

An arresting stucco-fronted building is where this expansive two-bedroom maisonette in Holland Park lies, beautifully redesigned by architect Daniel Serafimovski in collaboration with the current owner. Unfolding across three storeys, the internal plan has been subject to an ambitious and thoughtful configuration to create a voluminous set of living spaces hinged together by sculptural open-tread staircases by artist Marco Krathovil. At the rear is a balcony that looks into the pinkish canopy of blossoming trees. Beyond, a range of excellent independent restaurants and cafes can be found in both the immediate vicinity and nearby Notting Hill.

The Tour

Part of a handsome Victorian terrace, the building has been painted a soft, pastel blue typical of the area's stucco-fronted grand houses.

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Access to the apartment is at street level via a private front door, which opens directly into an exceptionally bright living area. Large sash windows illuminate the space, while white-washed walls cast further light around the room. Underfoot are wide oak floorboards that give an elongated feel. An industrial, contemporary touch is harnessed by exposed pillars and beams, which continue across the lower-ground floor.

A sculptural open-tread staircase leads downstairs; part of the way down is a carefully conceived office nook or exercise area arranged beneath a large skylight. Stepping down from the elevated oak level, polished concrete flooring delineates the lower-ground level and is warmed by underfloor heating.

Here, the open plan is dedicated to the kitchen and dining spaces. The kitchen, with its bespoke cabinetry, polished standstone countertops and integrated appliances, sits beneath a mezzanine that draws in light from the level above. The space's idiosyncratic form lends a wonderful versatility; the current owners have arranged a dining table centrally, making the most of the space's open layout. Crisp white walls amplify the surprising brightness borrowed from the upper level and contrast with pops of red used in former fireplace spaces. There is also a useful laundry room, a wine cellar and walk-in shower room replete with Vola taps on this floor.

Upstairs are two well-proportioned bedrooms with plenty of integrated storage space and cleverly concealed joinery. A Jack-and-Jill bathroom sits in the middle, predominantly executed in large porcelain tiles with a generous oval-shaped bath.

The Area

Penzance Place sits only a short walk from Avondale Park, which is made up of formal gardens, sporting greens, a café and what is considered Britain's first floral lawn, designed to provide biodiversity for the immediate area. Green spaces are aplenty; Holland Park, one of London's finest, is a short walk to the south with tennis courts and a Japanese garden. Kensington Gardens is a slightly longer walk west and is home to the Serpentine Galleries and the James Pennethorne-designed Italian Gardens of Hyde Park.

The flat is also brilliantly positioned for easy reach of the shops, restaurants and markets of Portobello Road, Golborne Road and Westbourne Grove. There are plenty of cafés and restaurants in nearby Notting Hill, including the two Michelin-starred Ledbury, the three Michelin-starred Core by Clare Smyth, and Ottolenghi. The Electric Cinema, The Gate Theatre and Electric House are all within walking distance.

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Just around the corner, Portland Road meets Clarendon Cross and transforms into a pedestrianised street. Here, a parade of shops and restaurants is clustered around mature olive trees. Florists, interior designers, cafes, galleries, clothing shops and ceramicists populate this villagey corner of the neighbourhood, as well as the newly revamped Julie's Restaurant and Champagne Bar. Six Portland Road is of particular note, a local restaurant specialising in low-intervention wines and modern European cuisine.

The conveniences of Westfield London are also close at hand, and Soho House members' club, White House City, is a short walk away from the house.

Holland Park Underground Station is nearby for fast links to central London. There is excellent access to the M4, the A4, A40 and Heathrow Airport by car. Paddington Station is also nearby for the Heathrow Express, services to the west of England, and the Elizabeth Line.

Tenure: Leasehold Lease Length: Approx. 995 years remaining Service Charge: Approx. £150 per annum Ground Rent: Peppercorn Council Tax Band: F

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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”.