

# THE MODERN HOUSE



*East Churchfield Road, London W3*  
*Sold*

## The Chapel, Goldsmiths Buildings

Formerly the chapel and meeting room of the Goldsmiths Company almshouses, this exquisite two-bedroom house combines Georgian and contemporary architecture to dramatic effect. It has gorgeous communal gardens, and is favourably situated directly opposite Acton Park. The house is immaculately presented, and was featured in the Telegraph Magazine in 2014.

The Goldsmiths Buildings were built in 1811 by the architect Charles Beazley, thanks to the generosity of a London goldsmith and alderman named John Perryn. They continued to be occupied as almshouses until 2001, when they were converted into 18 private homes by Robson Warren Architects. The development has a rare Grade II\* listing.

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*London, West London*  
*Sold*

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The stucco-fronted chapel forms the centrepiece of this elegant terrace, with a porticoed entrance flanked by Ionic columns. Upon entering, there is a large open-plan reception room, with a raised study area to the rear which retains its original 19th-century encaustic tiles. Beyond is the kitchen and dining area, with modern fitted units, Corian worktops and an original fireplace. Light shines in from all sides, including a Velux window in the roof and an internal window from the reception room. The floors, as elsewhere in the building, are wide, solid oak in keeping with the age of the property.

A set of steps leads from the kitchen to a private patio immediately outside the house, which is ideal for al-fresco dining. This opens onto the immaculate communal gardens, which cover approximately 1.4 acres. In the Spring, apple and cherry trees fill the air with the scent of blossom.

A spiral staircase links the reception room to the first floor, which contains the master bedroom and en-suite bathroom. A half-moon window overlooks the communal gardens, and a panel of strengthened glass in the floor allows light into the study area below. There is a further double bedroom and en-suite shower room on the second floor. The house has the original clocktower at the top, with its vast old bell hanging from a beam in the roof.

The property is set back from East Churchfield Road, with south-facing views over Acton Park. Acton Central Station (Overground) is a three minute walk away, and the Underground stations of East Acton (Central Line) and Acton Town (Piccadilly and District Lines) are approximately one mile away. Churchfield Road offers a great variety of independent shops and cafes, including local favourite Fed & Watered. Westfield shopping centre is close by for a wider range of shops and restaurants. The amenities of Chiswick, Shepherds Bush and Ealing are also readily accessible.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 991 years remaining Service Charge: approx. £3,000 per annum

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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”.