

THE MODERN HOUSE



Gloucester Place, London NW1
£1,250,000 Leasehold

Dorset House

With its sleek Crittall windows, curved stone balconies and green-painted railings, Dorset House is art deco through and through. Situated on tree-lined Gloucester Place in Marylebone, the Grade II-listed, blue plaque-bearing building is the setting for this spacious two-bedroom apartment. An extensive renovation in recent years has seen the space, located on the top floor, marry 1930s charm with modern interventions.

The Building

Dorset House was completed in 1935 to a design by the firm T.P. Bennett and Son. Modernist architect Joseph Emberton also contributed to the plans, consulting on the design for the building's public areas. Dorset House was given a Grade II listing in 1998, and in 2014 received an English Heritage blue plaque to commemorate the work of legendary British filmmaking duo, Powell and Pressburger, who worked together in Flat 120 during the 1940s. For more information on Dorset House, please see the History section.

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The Tour

Dorset House's brown brick and Flemish bond façade makes a striking impression from the street level. The top-floor apartment can be reached by lift or stairs via a sleek communal lobby manned by a 24-hour porter.

A comprehensive renovation has taken place across the plan in collaboration with Run For The Hills design agency, with the addition of plenty of bespoke joinery, plus contemporary materials including marble and quartz. Phillips colour-adjustable hue lighting ensures ambience in every room.

The open-plan living space is grounded by beautiful, recently re-stained oak flooring laid in a parquet herringbone pattern. Two large windows douse the space with natural light and open to a Juliet balcony beyond. Useful grey-painted wood cabinetry wraps around the corner and is composed of cupboards and open shelving, hand-built especially for the space. A skylit kitchen with Corian worktops is nestled in the corner, simultaneously open to and tucked away from the rest of the space. Built-in appliances include a dishwasher, fridge/freezer and oven, as well as a washer/dryer.

There are two bedrooms at the rear of the plan. The west-facing main bedroom is a bright and airy space with expansive views across London, a supremely peaceful space given its central location. Grey inbuilt cupboards line one wall and house plenty of storage space. The adjacent en suite is subtle yet pristine, with a Corian sink, marble herringbone floor tiles and a large bath. A separate bathroom lies adjacent, home to a generous shower with a black-framed shower screen; fixtures and fittings are by Lusso Stone. The second bedroom is currently arranged with two single beds, but would easily fit a double – or could even work as an office if desired.

The Area

Dorset House is exceptionally well-located in central Marylebone. With Gloucester Place on one side and Baker Street on the other, the apartment is within easy reach of a range of amenities, a wealth of cuisines and a whole host of green spaces, including Regent's Park and Primrose Hill.

The area has a wealth of shops, independent and much-loved chains alike. Marylebone High Street, a five-minute walk from the apartment, has an outpost of Daunt Books, The Conran Shop and Caravane. Some of London's best restaurants are within walking distance, including Fischer's, an ode to 20th-century Vienna, a new branch of Ottolenghi, Granger & Co. and the much-loved St John are nearby.



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For those more inclined to home cooking, Marylebone has excellent provisors. As the name suggests, La Fromagerie stocks an incredible array of cheeses and an enviable wine selection. Next door is the renowned Ginger Pig Butcher, always the site of a large queue on the weekend. There is a bounty of fresh seasonal produce at the Marylebone Farmer's Market, injecting a village atmosphere into this corner of the city every Sunday.

For more inspiration, look to our residents' guide to Marylebone.

Transport connections are excellent, with Baker Street (Circle, Hammersmith & City, Bakerloo and Jubilee Lines) and Marylebone Station (National Rail services and Bakerloo Line) three and four minutes east and west respectively.

Tenure: Leasehold Lease Length: Approx. 241 years remaining Service Charge: Approx. £12,000 per annum Ground Rent: Approx. £150 per annum 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”.