

THE MODERN HOUSE



London W10
Sold

Fifth Avenue II

This exceptionally well-executed two-bedroom apartment is positioned on Fifth Avenue, a quiet Victorian terrace in the heart of the Queen's Park Conservation Area. It has recently been renovated to the immaculate design of the current owner, an architect. The calm interiors are defined by their clever spatial configuration, wonderful quality of natural light and the simple detailing found throughout; the space is unified by a sensitive palette of quality materials.

The Tour

The apartment unfolds behind a London stock brick façade, which is punctuated with ornate red brick corbelling and rubbed arches. A low brick wall and picket fence provide privacy from the street. A short path leads to a half-glazed door, which opens onto a shared lobby that rises to a minimally detailed private staircase and hallway.

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The flat is arranged over two floors. Herringbone oak flooring runs underfoot throughout, uniting the exquisitely finished set of rooms. A generous dual aspect kitchen lies at the rear of the apartment, bathed in natural light and replete with simple white cabinetry. A red steel beam creates a striking contrast to the otherwise neutral colour palette, seen in touches such as the honed and veined, grey marble worktop and splashback.

The handsome living room overlooks the street below through a trio of sash windows that form a wide bay, illuminating the space with a wonderful quality of light. A chimney breast with deep, recessed shelving on either side provides a lovely focal point to the room. The main bedroom is also beautifully proportioned. This space is flooded with sunlight and has bespoke floor-to-ceiling wardrobes lining an entire wall. There is a family bathroom on this floor, with grey tiled flooring, white hexagonal tiles and minimalist chrome fittings, and a deep Japanese-style bath that is perfect for a long, languorous soak.

A bespoke oak staircase, encased in glass, ascends to the upper level. This contains a large, flexible space, currently laid out as a bedroom and office. Ceilings follow the dramatic pitched roofline and a strategically placed roof light brightens the full-width work area, plus frames beautiful views of the rooftops beyond. The bed sits atop a dais, which is nestled within a pitched recess. A sliding, sand-blasted glass door conceals a walk-in en suite shower room replete with a marvellous dormer window, and cupboards provide useful storage throughout.

The Area

Fifth Avenue is excellently located in one of London's most popular areas, between Queen's Park, Kensal Rise and Ladbroke Grove. Nearby Chamberlayne Road has a fine selection of independent restaurants, delis, pubs and shops, including a butcher, greengrocer, florist and a Gail's bakery. Other local favourites include Michiko Sushino sushi bar and Italian restaurant Ida, as well as the renowned music venue and gastro-pub Paradise and bar/restaurant Parlour. Further bars, restaurants and pubs can be found along the bustling Lonsdale Road. A range of yoga and pilates studios, gyms and fitness centres are nearby, including YogoLoft and Fierce Grace.

Queen's Park offers wonderful outdoor communal space for playing, picnicking, tennis and golf, and on Sundays erupts into activity with its busy farmers' market. The boutiques and restaurants of Westbourne Grove and Portobello Road Market are within a 30-minute walk. Regent's Canal can be reached by foot in 5 minutes; from there, a 40-minute stroll along its towpath will bring you to Maida Vale, Regent's Park and Paddington Station



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Kensal Rise and Queen's Park stations are close at hand; both run Bakerloo Line and Overground services. Buses from Harrow Road reach Kings Cross/Euston and Notting Hill and Hyde Park in about 25 minutes. There is also good access to the M4, A4 and A40.

Tenure: Leasehold Lease length: approx. 104 years remaining Service Charge: approx. £720 per annum Ground Rent: approx. £10 per annum

Council Tax: Band D



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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”.