

THE MODERN HOUSE



St. Stephens Road, London W13
Sold

Peals Pond

Renowned industrial designer Christian Barman designed this rare-to-the-market, mid-century four-bedroom home in Ealing. Occupying a quiet position on St. Stephens Road, the internal living space extends to around 1,600 sq ft over two storeys, with many exceptionally retained original features, including oak flooring, Peggy Angus tiles and a fireplace designed by Barman himself. Swathes of glazing invite a fantastic quality of natural light and frame views across expansive gardens. The location provides easy access to Ealing Broadway station for services in to central London.

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The Building

Peals Pond was the work of famed industrialist designer Christian Barman. The house bears many of the hallmarks of modernist design, and every detail has been carefully thought through to create a fantastic quality of life. The house was originally built on a plot of land, formerly part of Oakhurst Grounds, owned by a gentleman named W.H. Peal. A surviving letter from the 1950s details an exchange between Barman and a descendent of W.H. Peal requesting permission to call the house Peals Pond, a nod to the large pond in the garden and its former owner. Around the same time the house was built, the beautifully landscaped Wates Estate was developed to the north and east of the building, giving the road a distinctly mid-century feel. The house was bought from Christian Barman in 1967 and remained a family home for over 60 years. For more information, please see the History section.

The Tour

Peals Pond is accessed by a private path nestled between mature trees and a lawn, creating a welcoming approach. Entry is to a well-proportioned hallway, with plenty of cleverly arranged storage care of the original built-in cabinetry. The heart of the house is the primary living and dining space, a warm and welcoming room replete with carefully considered and retained mid-century features. A series of floor-to-ceiling windows line the southern wall facing out onto the expansive gardens, allowing natural light in and blurring the boundary between inside and out, honouring Barman's original designs. A French door also provides direct access to the garden. Oak flooring has been beautifully preserved underfoot, and the original fireplace, designed by Barman himself, provides a natural centrepiece.

A bedroom on this floor, currently set up as a study, opens directly to the garden creating an ambience of calm. The kitchen is at the front of the house and can be accessed from the living room and hall. Warming wooden tones adorn original units by Arclinea and are topped with Formica, while pale brown and white patterned tiles form the splashback. A stable-style door leads off the kitchen to a light-filled conservatory, the perfect space for growing plants.

A family bathroom on the ground floor is also fitted with a blue bath and metal showerhead. An incredibly beautiful set of original tiles designed by Peggy Angus line one wall, the design and bold colour typifying the iconic murals, tiles and wallpapers that made her work famous.

An original staircase leads to a bright landing lined with storage. On this floor, there are three further bedrooms and a store room. The bedrooms have distinctive sloping ceilings and treetop outlooks. Two of the bedrooms have dusty pink and cream original cabinets, while the third bedroom has a multitude of open shelving. Outside, the house has access to a private garage. The interior retains much of its original character and will require some updating internally.



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Outdoor Space

The garden extends to a wonderfully generous 240 ft. A raised, paved area, accessed immediately off the main living room, is perfectly located for alfresco dining. The garden has become overgrown over time, but the layout and records of its previous incarnations provide a wonderful blueprint for an exceptional garden. There are a number of plants and trees, including a bay tree, a mulberry tree and bamboo. At the rear of the garden is the eponymous pond. The original bridge still remains but the water lilies in the pond, an ode to Monet's garden, have now been replaced by irises. To the front of the house is a second garden, surrounded by several well-developed trees, including a lime tree, white Birch and a large oak tree that is over two hundred years old. There are a variety of bee-friendly flowers, such as camellia, rhododendron and buddleia. Forsythia provides a bright display of early spring colour.

The Area

Ealing Broadway is nearby with its wide array of cafes, restaurants, and bars, including the Santa Maria Pizzeria; Japanese Patisserie, WA Café and Atari Ya Japanese supermarket. The green spaces of Walpole Park, home to the Pitzhanger Manor, are nearby and have an abundance of shops and restaurants. Further green space can be found on Ealing Common or Cleveland Park.

The house is well located for a number of exemplary schools, including Montpelier Primary, Christ the Saviour, North Ealing Primary, and St Gregory's. There are a number of highly regarded private schools including St Benedict's, Notting Hill and Ealing High, Avenue House, Clifton Lodge.

Peals Pond is a 14-minute walk from West Ealing Station (National Rail & Elizabeth Line) and a 15-minute walk from Ealing Broadway (National Rail, Elizabeth, Central & District Lines).

Council Tax Band: G

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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”.