

THE MODERN HOUSE



*London W8
Sold*

Phillimore Place

Set over two expansive floors and bursting with light across a largely open-plan upper level, this substantial four-bedroom maisonette, with private garden, can be found on Phillimore Place, moments from Holland Park and Kensington High Street. It measures approximately 2,340 sq ft and has been renovated to an immaculate and beautifully restrained design by Beauval Interiors.

Raised-ground floor entry provides routes straight, through to the kitchen at the rear, and right, to an enormous double reception with soaring ceilings, beautifully restored cornicing and engineered-oak flooring. The living space is arranged within the front section, becoming a dining space at the rear, also with access to the kitchen.

Light pours in through shuttered bay windows at both ends and through glazed bi-fold doors in the kitchen. These open to a decked terrace with jasmine-clad steps down to the walled garden. In the kitchen contemporary white cabinets are paired with basaltina worktops and Siemens appliances. Underfloor heating extends across this level.

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An oak staircase descends, along the line of a single strip window, to the unusually bright lower-ground level which was dug down during renovations to maximise ceiling height. Here there are four bedrooms, one currently used as a study with its own sizeable store room. The two largest bedrooms occupy the bay windows and both have built-in wardrobes.

The master bedroom has an en-suite bathroom, with shower, and French windows that open onto the lower tier of the paved rear garden. The third bedroom also has direct access to the garden. The bedroom at the front has a desk area built in to the bay and is lit by a southerly light dappled by silver birch in the front garden. There is a further shower room and guest WC, a separate utility room, and a snug area with external access to the side return.

Phillimore Place is a quiet residential street set within the former Phillimore Estate, one of Kensington's most coveted collections of houses and apartments. It is situated between Kensington High Street and Notting Hill, on the eastern edge of Holland Park, with an unrivalled array of shops, boutiques, restaurants and cafes in all directions. The open green spaces of Kensington Gardens and Holland Park are a short walk away.

The nearest underground stations are Kensington High Street (District and Circle lines) and Notting Hill (District, Circle and Central lines). The A4/M4 is close by for fast routes to the West and Heathrow Airport.

Tenure: Leasehold Lease Length: approx. 110 years

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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”.