

THE MODERN HOUSE



London SW1
£2,250,000 Share of Freehold

Smith Square

This contemporary two-bedroom apartment is set in a 1920s red brick building in the heart of Westminster, with views over Smith Square and the baroque St John's Church. The space has been exquisitely reconfigured and restored with exceptional attention to detail, making use of a refined palette of materials including terrazzo, marble and stained oak and maple veneer. With steps down to its own private terrace and large expanses of glazing, the apartment has a fantastic connection with the outdoors.

The Tour

Previously a single house, the building was separated into apartments when the façade was rebuilt in the mid-20th century. A communal staircase ascends from the main entrance on Smith Square to the first floor, where the apartment's front door opens to a wide hallway.

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An open-plan kitchen and dining room sits to the rear of the plan; a light-filled space with tall sash windows that overlook the terrace. The dining space has fantastic terrazzo-tiled floors that extend across the walls, brilliantly delineating the space. The kitchen has a countertop fashioned from one large piece of marble, which projects into the dining area, providing a plinth to display art on. A terrazzo countertop sits parallel, with a bronze sink which sits in front of a window. The cabinetry has smart maple veneers.

The sitting room sits on the other side of the plan. With playful reference to the Georgian townhouses which line Smith Square, this room has blue-painted wainscot panelling and a newly installed marble fireplace surround, with fantastic bolection moulding, all set against Versailles parquet floors. A drinks cabinet is tucked in the corner, lined with gold leaf with a stylish onyx bar. Floor-to-ceiling sash windows frame views over St John Smith Square.

The principal bedroom has tall glazed French doors which open onto a balcony, with the same picturesque views over the square. The room also shares the same palette of materials found elsewhere in the apartment. Here, bespoke lacquered wardrobes provide storage space. An en suite bathroom has a shower fitted with steampunk bronze taps. Terrazzo has been applied, cladding the bath and forming a smart sink. Finished with bronze which forms a modern dado rail.

The second bedroom is currently used as a study, with bookshelves lining one wall as well as further fitted wardrobes. There is another shared shower-room, in the same elevated style as the en suite.

Outside Space

Steps lead down to the private terrace, where an area paved with travertine is bordered by thoughtfully planted raised beds stocked with hydrangeas, roses and Japanese holly. South-west facing, the terrace sees the sun throughout most of the day. Given that the space is mostly surrounded by offices, it is wonderfully private particularly during the evenings and weekends, despite its extraordinarily central position in Westminster. A pair of blackbirds and a robin are frequent visitors.

Out and About

The apartment is in a fantastic position, within walking distance of much of central London. Smith Square itself is set back from Victoria Tower Gardens, which in turn lines the bank of the River Thames. Westminster's most famous buildings are within minutes of the apartment, from the Houses of Parliament to the English Heritage-managed 'Jewel Tower' which was built around 1365 to house Edward III's treasures.

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The area functions brilliantly as a residential area too, a stone's throw from Pimlico and the Tate Britain. A plethora of great pubs and restaurants grace the area, including Lorne and The Marquis of Westminster and the Thomas Cubitt. The Little Bread Pedlar is a wonderful bakery. The beloved Regency Café is also nearby, alongside many other options approaching Westminster. Across the river is the Garden Museum and its wonderful café. Trafalgar Square, Sloane Square, and the King's Road are also near at hand.

There are outstanding transport links within close proximity. Victoria Station offers several lines (Victoria, District and Circle) and mainline rail services with direct trains to Gatwick Airport.

Tenure: Share of Freehold Service Charge: approx. £3,500 pa 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”.