

THE MODERN HOUSE



Walterton Road, London W9
£499,000 Leasehold

Walterton Lodge

This beautiful and light-filled apartment is found on the third floor of Walterton Lodge, just north of Elgin Avenue in Maida Vale. The interiors have been the subject of a recent comprehensive renovation by Studiorés, who have created a bright, flowing set of spaces drawn together by a palette of the finest contemporary materials. Walterton Lodge is positioned on the cusp of Maida Vale and Maida Hill, a short distance from the Regent's Canal and the green open spaces of Hyde Park.

The Tour

Access to the apartment is via the ground floor. Upon entry, a sensitive interplay of light is immediately apparent; fluted glass on the lower panes of the sash windows lets dappled light in, creating a sense of peace and seclusion, while the upper panes frame the sky and the neighbouring rooftops. High ceilings with exposed beams chime with the lye-washed Douglas fir boards and worktops, while black cast-iron radiators provide accents of colour throughout.

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The open-plan communal areas have been renovated with meticulous attention to detail and are punctuated by a kitchen island with fluted wood detailing and an integrated hob and sink. There is low-level storage space and, within an elegant curved wall behind the island, fluted wooden doors conceal further storage. The current owner has configured a dining area against the kitchen island and a living area to one side of the large sash window opposite. Clean lines have been prioritised over skirting boards and cornices, and pocket doors have been installed to maximise the space where possible.

Beyond the living room is a spacious main bedroom with an en suite bathroom. This space is large enough to accommodate a desk, ideal for those working from home. Douglas fir floorboards run underfoot through to the bathroom, where an antique writing desk supports the sink and a Douglas fir shelf sits beneath a large fitted mirror.

The Area

Walterton Lodge is positioned on the cusp of Maida Vale and Maida Hill. The immediate area is well served by good shops and pubs, and the centre of Maida Vale is a short walk away with its excellent shops, cafés and restaurants, and an Everyman cinema. Warwick Avenue is a 15-minute walk along the canal, a route dotted with waterfront restaurants and bars leading the way to Little Venice and beyond. Clifton Road is within easy reach and has several independent boutiques and delis, and Golborne Road and Portobello Road are also close at hand. The green open spaces of Paddington Recreation Ground are a 5-minute walk away, and Hyde Park is less than twenty minutes on foot.

There are plenty of transport options locally. The nearest Underground stations are Maida Vale (Bakerloo), Westbourne Park (Circle and Hammersmith and City) and Warwick Avenue (Bakerloo). Paddington Station is also close by for fast services to Heathrow, as well as multiple underground connections. The Westway provides easy access out of London to Heathrow Airport and the West.

Tenure: Leasehold Lease Length: Approx. 152 years remaining Service Charge: Approx. £2,665 per annum Council Tax Band: C



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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”.