

# INIGO



## *Bramber Road*

LONDON W14

SOLD

Care of a considered renovation, this maisonette in west London packs a punch. It occupies the top two floors of a handsome terraced house, with a private terrace, exposed original features, and two bedrooms within a discrete loft extension. It's set towards the end of Bramber Road, a quiet, residential street that affords easy access to both town and country, with the amenities of both West Kensington and Fulham close at hand.

### *Setting the Scene*

The house is part of a smart terrace that runs along Bramber Road, reducing in height as it nears leafy Normand Park. Finished in neat London stock brick with white stucco detailing, the houses are typical of this part of west London. Belying its modest height, four storeys are cleverly concealed behind this house's pretty façade, of which this maisonette occupies the topmost two floors. For more information, please see the History section.

## *Bramber Road*

LONDON W14

SOLD



### *Grand Tour*

The undeniable heart of the home is an open-plan living and kitchen space that balances rustic charm with an elegant, refined finish. Broad timber flooring runs throughout, its warm tones echoed by an expanse of exposed ochre brick along one aspect, which, reflecting the exterior façade, is offset by white architraves.

An eye for detail and design is particularly evident here, with its considered colour palette, well-equipped kitchen and generous integrated storage. The convivial space is further animated by large sash windows that frame views out towards Normand Park and draw in light throughout the year. Making the most of the plan, a convenient and compact WC is tucked alongside the utility cupboard in the hallway, which in turn leads out onto a private terrace to the rear.

Upstairs, the primary bedroom is both comfortable and practical, with its generous bank of bespoke joinery. The second bedroom, painted 'Green 05' by Lick, is a flexible space currently configured as a study. Finished to the same exacting standard, the contemporary bathroom is a bright and open space with a bath ensconced in light blue tiles.

### *Outdoor Space*

To the rear, an adaptable terrace has space for a table, chairs, and potted plants.

### *Out and About*

Bramber Road straddles the border between Fulham and West Kensington, benefitting from easy access to both. The riverside and its cosy historic pubs are within easy reach; Sunday afternoons can be spent strolling from The Dove to The Rutland Arms and on to The Crabtree. For an utterly elevated Sunday roast, the rightfully venerated Harwood Arms in Walham Grove is a 10-minute walk away. Slightly further afield is the Michelin-starred stalwart River Cafe.

The neighbourhood has plenty of green spaces, including Normand Park, named after the mansion that once occupied the site (which, in turn, was named after the 'no man's land' on which it was built). For tennis fans, the maisonette's proximity to the Queen's Club ensures resident's tickets during the season.

## *Bramber Road*

LONDON W14

SOLD



Stations at West Kensington, West Brompton and Fulham Broadway are all under 15 minutes away on foot, providing access to the Piccadilly and District Lines and the Overground for fantastic links east and west.

Tenure: Share of Freehold

Lease Length: Approx. 959 years remaining

Service Charge: Approx. £1,500 per annum

Ground Rent: N/A

Council Tax Band: C



# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.