

# INIGO



## *Gunterstone Road*

LONDON W14

£775,000 SHARE OF FREEHOLD

Set in a sought-after pocket of West Kensington, this refined two-bedroom garden apartment lies within a Victorian end-of-terrace house. It has been exquisitely designed and renovated by the current owners, who have adopted a timeless pastel palette and embraced delightfully playful accents, with colours by Edward Bulmer. A charming split-level garden unfolds at the rear, with plenty of space for potted plants and an overarching peaceful feel.

### *Setting the Scene*

The storied Gunterstone Road is thought to take its name from British entrepreneur and MP Sir Robert Gunter. A key player in shaping large parts of west London during the Victorian period, the Gunter family is also credited with the construction of the numerous Dutch gable houses lining the street. Over the years, Gunterstone Road has attracted many creatives, among them the legendary Jimi Hendrix, who in 1966 played a jam session at number 11 alongside The Police's guitarist Andy Summers.

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Set at the end of a terrace in a quiet residential street, the handsome Victorian house that this apartment lies within stands tall and proud. Its neat façade, constructed with London stock brick, rises across three storeys and is punctuated by original sash windows with decorative stucco mouldings.

### *The Grand Tour*

The apartment occupies the lower-ground floor and is approached via stairs leading down to the private, yellow-painted front door. Adjacent lies a beautifully planted front garden with an irrigation system. Entry is to a welcoming hallway where, overhead, the ceiling shimmers with a starry night picked out in blue and gold. There is also a generous storage room, playfully known as the 'room of requirements' to the current owners. Oak floorboards begin underfoot here and travel throughout the plan.

The interiors are defined by considered, impactful finishes, including beautifully crafted joinery. A cohesive pastel colour palette has been thoughtfully applied throughout, reimagined for a contemporary sensibility.

At the front, the south-facing living room is filled with natural light, which pours in from a wide, shuttered bay window overlooking the front patio. The walls are finished with a delicate 'Jonquil' pink by Edward Bulmer, creating a sense of quiet elegance. There is space for a dining table and a generous sitting area, anchored by a feature cast-iron fireplace, with alcoves at each side fitted with bespoke shelves and cupboards.

Tucked to one side, the kitchen is fitted with bespoke powder-blue units topped with quartz worktops; fitted wall cupboards for additional storage. There is a large Belfast sink, and integrated appliances are by Miele.

The main bedroom is to the rear; painted in Aerial Tint also by Edward Bulmer, it is bathed in gentle light and infused with a pervasive impression of serenity. A fitted wardrobe provides convenient storage space. A short flight of steps leads out to the back garden - perfect for a coffee and a crossword on a weekend morning.

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There is a second bedroom, currently used as a nursery, with inspiring and whimsical strawberry wallpaper by Honor Addington. It continues to an intimate adjoining space, with access to a well-appointed WC with tiger print wallpaper by Charlotte Gaisford.

Accessible from a central hall with bright, striped wallpaper, the shared bathroom is finished with an uplifting colour scheme. Both the shower over the bath and the walls are lined with tongue-and-groove panelling painted 'Naples Yellow'. Above, a yellow and blue Molly Mahon 'Marigold' wallpaper stretches up toward the ceiling, while tiles in a geometric pattern extend underfoot.

### *The Great Outdoors*

The private walled garden opens immediately from the main bedroom through glazed doors, allowing for a wonderful sense of continuity between the indoors and out. There are large paving stones underfoot, with abundant space for outdoor dining and unwinding.

Brimming with colour and scent, the garden has been thoughtfully landscaped and has a practical irrigation system. There are lush and leafy beds planted with bursts of Daphne, Geraniums, Salvia, Hydrangea, Japanese Anemone and Roses. Fragrant jasmine winding its way across the brick walls. A rear gate also offers separate access.

### *Out and About*

Gunterstone Road is nestled between West Kensington and Fulham, brilliantly positioned for public transport and access to a wide range of shops, restaurants and schools.

The area offers dining options for virtually every taste. The Curtains Up is a neighbourhood pub loved for its flavour-packed dishes and an excellent selection of fine ales and craft beers. One of the oldest buildings in the area, The Pear Tree is a traditional public house with inviting fireplaces and a secluded garden. The rightfully venerated Harwood Arms is within easy reach in Fulham, and its menus celebrate the best of British produce with a focus on game. A short stroll west toward the River Thames leads to the Michelin-starred River Café, one of London's most celebrated dining destinations.

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The house is surrounded by plenty of green spaces. The formal Gwendwr Gardens are just across the street, beautifully landscaped with areas for relaxing, enjoying a picnic or strolling beneath leafy canopies. Covering around 56 acres, the iconic Holland Park is the borough's largest park and encompasses a semi-wild section of woodland to the north, a central section with formal gardens, and areas dedicated to sport and exercise to the south. At the southern edge of the park is the Design Museum, with an exciting programme of exhibitions, workshops and talks exploring the ever-evolving landscape of design. Hyde Park is also in walking distance as is the river path.

Padel Social Club in Earl's Court is a wellness centre and clubhouse with superb facilities, including outdoor padel courts, sauna and cold plunges, and a roof terrace. Core Pilates Studios is renowned for its excellent reformer classes for small groups. Fulham Pools and Charing Cross Sports Club is also in walking distance with a variety of leisure activities.

The area has a plethora of brilliant schooling options, including St James Preparatory School, Avonmore Primary School, Kensington Primary Academy and the École Française de Londres Jacques Prévert. For secondary education, Sacred Heart High School, William Morris Sixth Form and St Paul's Girls' School are well-regarded.

The area is well served by public transport. West Kensington station (Circle and District) is a five-minute walk from the house, providing direct routes and links to most areas of the city. The Piccadilly line is within easy access in Baron's Court (8-minute walk) with further connections to central and east London. Kensington (Olympia) is about ten minutes away and offers direct routes to West Hampstead via the Mildmay overground line. Heathrow can be reached in 33 minutes via the Piccadilly line.

Tenure: Share of Freehold / Lease length: 992 / Council Tax Band: D



# 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.