

INIGO



Ranelagh Mansions

NEW KING'S ROAD, LONDON SW6

SOLD

Executed with the flair, style and attention to detail for which he is so renowned, this two-bedroom apartment located on the top floor of a Victorian mansion block has been completely reimaged by designer Martin Brudnizki. The interiors have been thoughtfully reconfigured to create a warm, welcoming and materially cohesive set of spaces. Original details have been carefully retained where possible, with in-keeping architectural detailing added elsewhere. Situated in the heart of Parsons Green, Ranelagh Mansions is brilliantly located for a variety of amenities, green space, restaurants and cafés.

Setting the Scene

One of the world's leading interior designers, Martin Brudnizki is listed on the House & Garden Top 100, AD 100 and Elle Decor A List. His interiors have won a multitude of awards over the years and have included work for Soho House, the Birley Group, LVMH and the Royal Academy of Arts, as well as for select private clients. Wallpaper* described him as "one of the best restaurant and hotel designers of his generation".

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Ranelagh Mansions is a handsome red-brick Victorian mansion block on New King's Road. The communal areas were refurbished in 2018 and are maintained to a very high standard. The apartment itself has been completely replumbed, rewired and insulated for both sound and heat, including a maxideck floor underneath the timber floorboards throughout the apartment. There are new radiators and double-glazed timber sash windows complete with draft excluders throughout, ensuring maximum energy efficiency, plus peace and quiet. There is also a new boiler with a water pressure booster.

The Grand Tour

Positioned on the top floor of the building, the apartment has wonderful views over treetops from both sides. Entry is to a generous hallway, which has been opened out to create a wonderful sense of space and create a circulation point for the rest of the apartment. The walls have been painted in Farrow and Ball's calming 'Parma Grey', a shade that complements the reclaimed oak floorboards that flow underfoot here and through much of the home.



The living room is a generous space with ample room for separate dining and seating areas. Green seagrass wallpaper from Altfield clads the walls, working in harmony with yellow wool twill curtains from Fox Linton; these feature a salamander silk sheer modesty panel for privacy. Two sash windows welcome light into the space, which in turn illuminates beautiful replica cornicing thoroughly attuned to the history of the building. Storage has been carefully concealed within the walls, making excellent use of every inch of the plan.

A wide doorway is open to the south-facing kitchen, where light floods in through large sash windows that frame views over Hurlingham Park; bespoke linen blinds create shade when required. The custom cabinetry is finished with polished nickel hardware and a double bullnose white Carrara worktop. A marble ledge above the sink is a handy spot for placing plants. Appliances are neatly concealed and include a Bosch dishwasher and electric hob, as well as a fridge, separate freezer and separate washer and dryer. Antique brass Circa pendants cast a soft glow over the room.

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The apartment has two exquisitely finished bedrooms. The first has been decorated with an Amalfi silk wall covering by Philip Jeffries that softens the architectural lines of the space. Beautiful, flush-mounted star lights from Circa are studded across the ceiling. Seagrass wallpaper again features in the second bedroom, which has a generous amount of space in its five built-in wardrobes. As with the rest of the apartment, no detail has been left unfinished: the wardrobes are complete with integrated automatic lighting, oak interiors and a seagrass wallpaper insert.

Completing the plan is a fantastic bathroom with floor-to-ceiling Carrara marble walls. The same material has also been used on the floors, where it is laid in a hexagonal pattern. There is a generous bath tub with a rain shower above. Fixtures throughout are by Waterworks, while the lavatory is by Lefroy Brooks and the lights are from Circa. Again, an excellent provision of storage has been neatly concealed.

All fitted light fixtures are included other than the chandeliers in the living room and dressing room, and the lantern and the wall light in the hallway.

Out and About

Ranelagh Mansions is ideally situated for all of the best Fulham has to offer. Parsons Green itself has a distinct village-like feel and a host of independent restaurants, cafés and boutiques. Popular pubs in the area include the White Horse and the lovely Harwood Arms in Walham Grove. Within a few minutes' walk is a fantastic butcher, greengrocer, an Italian deli as well as several independent coffee shops. Close at hand are La Pizzica for Puglian dishes and The Fulham House Restaurant serving delicious brunches. Slightly further afield is the Michelin-Starred River Café. There is a weekly farmer's market at Bishop's Park.

The neighbourhood has plenty of green spaces, including Parsons Green itself, Hurlingham Park and, across Putney Bridge, Barnes Common Nature Reserve and Richmond Park.

There are some excellent schools locally. Among the best-known are the privately run Fulham School and St Paul's for Girls.

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Parsons Green station (District line) is a few minutes away on foot. There are also plenty of bus routes close to the house. Putney Rail station is a 20-minute walk, with regular trains to Waterloo and the South East.

Tenure: Share of Freehold

Lease Length: approx. 979 years remaining

Service Charge: approx. £6,373 per annum

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.