

# INIGO



## *St Mark's Road*

LONDON W10

SOLD

This charming three-bedroom apartment occupies the garden floor of a grand Victorian townhouse in north Kensington. Respecting the 19th-century sensibilities of the original building, the apartment has undergone a sensitive renovation in recent years. Extensive glazing was added to the open-plan kitchen, allowing the interiors to be flooded with natural light. A private garden unfolds at the rear, with established apple trees, lilac and magnolia, providing an oasis of calm. The brilliant offerings of Holland Park, Notting Hill, Portobello Road and Westbourne Grove are all within easy reach.

### *Setting the Scene*

The house sits amongst the grand Victorian villas of north Kensington. Built as part of a wave of urban expansion in the 19th century, the area was laid out with broad, tree-lined boulevards that were intended to accommodate families moving away from the smog of the city. The wider area is known for its fine, domestic 19th-century architecture that spills over across nearby Holland Park and Notting Hill.

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### *The Grand Tour*

With its own entrance at the side of the house, the apartment occupies the whole garden level of a semi-detached Victorian villa. Upon entering, a large reception space unfolds; finished in a neutral palette of tones by Rose Uniacke, the main living room has stripped oak flooring underfoot, and is flooded with natural light from a glazed kitchen extension to the left. An exposed brick chimney breast provides a focal point for the room, with a wood-burning stove at its centre.

The kitchen/dining room lies beyond. The space is filled with natural light from glazing across two walls and the ceiling above. French doors lead to a patio and the garden ahead, and a bank of low units arranged in a U-shape sit to one side of the room. Appliances have been neatly integrated.

Lying at the front of the house is the generous primary bedroom, a wonderfully cosy space finished with raw plaster. At its fore is a large bay window overlooking peaceful St Mark's Road. White gloss fitted wardrobes line one wall, and light oak flooring continues from the main reception spaces. There is an en suite bathroom with bath, overhead shower, vanity and WC.

A further two bedrooms – one used as a smart home office – complete the apartment, along with a separate guest shower room.

### *The Great Outdoors*

The garden extends out from the glazed kitchen extension, where a flagged patio abuts the building line. Beyond is a meandering pathway of chipped Welsh slate, which passes established magnolia, lilac and clematis, as well as established apple trees.

At the rear of the garden is a shed, as well as a a decked seating area with pergola – an ideal spot for hosting in the summer months.

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### *Out and About*

St Mark's Road is a beautiful tree-lined avenue located within easy reach of the shops, restaurants and bars of Ladbroke Grove, Westbourne Grove, Portobello and Notting Hill. Portobello Market is a 10-minute walk from St Mark's Road, with Holland Park and Notting Hill around 15 minutes away. Nearby Golborne Road is home to a host of amenities, including yoga/wellness studio Love Supreme, the well-regarded Straker's and the famous Lisboa patisserie. Layla Bakery is a local favourite, while Flying Horse Coffee serves up excellent hot drinks. Sister to The Pelican, Fat Badger serves up delicious food and drinks. The Golborne Deli and Wine Shop is a one-stop shop for an evening's hosting.

The general area is celebrated for its restaurants, cafés and boutiques, with Franklin's Wine, Sally Clarke Bakery, Provenance Butcher and The Notting Hill Fish and Meat Shop all present. Other excellent restaurants in the area include the two Michelin-starred Ledbury, three Michelin-starred Core by Clare Smyth and Ottolenghi. Other bars, restaurants and pubs can be found throughout Notting Hill, as can The Electric Cinema and the popular Notting Hill Arts Club.

The new arts and social club, Ladbroke Hall, lies at the end of St Marks' Road on Barlby Road, where there are jazz nights, poetry readings, theatre shows and live music, as well as an Italian Restaurant, Pollini. Two private members clubs operated by Soho House lie within 10 minutes' walk: set in the former BBC Headquarters on Wood Crescent is private members club White City House, while Electric House on Portobello Road has a roof garden with an original domed ceiling, along with an extensive art collection.

Ladbroke Grove and Latimer Road Underground stations (Hammersmith and Circle lines) are both within easy reach. Numerous bus routes serve the area, while The Westway provides an easy route out of the city by road, and provides swift access to Heathrow Airport and the South West.

Tenure: Share of Freehold

Lease Length: Approx. 80 years remaining

Service Charge: Approx £1,200 p/a



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Ground Rent: N/A

Council Tax Band: B



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## *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.