

THE MODERN HOUSE



London W11
Sold

Hippodrome Place

Positioned down a quiet lane in Notting Hill, west London is this exquisite two-bedroom house. A recent and exacting internal renovation by Anastasia Glover harmoniously references the original zinc façade with its bands of glazing, designed by Chassay + Last Architects. A discreet palette of materials including teak and walnut has been used throughout to create a pared-back aesthetic for modern living. The building's crowning glory is a generous roof terrace affording 360-degree views of the surrounding Victorian streetscape. Notting Hill is home to some of the best independent shopping and dining in the capital, with the West End and greenery of Hyde Park within easy reach.

The Tour

Lying within the Norland Conservation Area, Hippodrome Place takes its name from a racecourse built on the land in 1837. This ingenious house is a modern insert, thoughtfully nestled between a Victorian coach house and a modernist block. The striking stepped façade is sheathed in zinc, with grey powder-coated metal windows on each floor.

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The house is arranged over three levels: bedrooms and bathrooms are on the ground and first floor, with the kitchen and living area at the top of the plan. Bespoke quarter-sawn teak veneer and solid African walnut lipping have been effectively used throughout the cabinetry and window surrounds to create a subtle sense of unity. Other design considerations include Charlotte Perriand wall lights and Finn electric steel radiators. Fresh white walls and a solid oak floor add to the sense of flow as the house unfolds from up a bright sisal-carpeted stairwell. The design is discreet yet detailed, with a focus on pared-back, natural tones.



The open-plan living room and kitchen looks onto the street, framed by full-width sliding doors that open onto a slim balcony with far-reaching views down the lane. Natural daylight floods into the room from three points: through the glazed doors at the front, from a window at the rear, and from the opening to the roof at the top of an open staircase.

The kitchen has been finished to an extremely high standard, with white cabinetry contrasting dramatically against a beautiful Irish marble splashback and worktop. A dining area formed of a bespoke dining table and integrated bench seating separates the kitchen from the living space. Positioned next to the window is a bespoke, high-backed day bed paired with a relaxing footstool. A bookshelf is positioned above the day bed, with a second at the same level on the opposite wall.



The main bedroom is on the ground floor and was once the studio of Penguin Cafe Orchestra, which was founded in the house. Light streams into the room via full-width frosted glazing that opens directly onto the street. Split levels add to the sense of light and volume. Fitted wardrobes and a set of steps divide the bedroom from the bathroom at the rear, which is finished in rich, tobacco-toned tiles that complement the marble bath surround. Round wall lights emit a soft, atmospheric light that is reflected around the room by a round wall mirror.

The second bedroom, on the middle floor, is flooded by light from full-height and width glazing across the front wall. The headboard has inbuilt bedside tables and reading lights. Fitted cupboards provide storage and there is a built-in desk area by the window. A door leads to an en suite with a walk-in shower, salvaged Barbican basin and WC in calming, neutral tones.

Outside Space

An expansive decked roof terrace is reached from the stairway leading up from the living room, with an electronically operated glazed hatch opening. There is plenty of space for a table and chairs for entertaining guests, with 360-degree views across the rooftops and streets of Notting Hill making for the perfect backdrop.

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The Area

Hippodrome Place is off Clarendon Cross and within easy reach of the shops, restaurants and lively markets of Portobello Road, Golborne Road and Westbourne Grove. There are some beautiful boutiques on the corner including the infamous independent boutique The Cross and interiors emporium Summerhill & Bishop. Favourite local restaurants include Ria's, a deep dish and natural wine bar, Sumi for high-end sushi, and Jay Dees, a renowned Caribbean takeaway spot. The Electric Cinema and Electric House are a 12-minute walk away. For green spaces, pretty Avondale Park, believed to be home to Britain's first floral lawn, is a minute walk from Hippodrome Place. Holland Park is an 11-minute walk from the house, with 54 acres of beautifully planted gardens, playgrounds and sports facilities. Hyde Park is 24 minutes away on foot.

We've written more about some of Notting Hill's offerings in our residents' guide.

The community is very child-friendly, with local schools currently rated "Outstanding" by Ofsted nearby, including the new Kensington Aldridge Academy (designed by Studio E Architects), Coleville Primary School and Thomas Jones Primary School. There are also many local independent schools, including Wetherby Pre-Preparatory School.

Holland Park (Central Line) is the nearest Underground station, an eight-minute walk from the house. Latimer Road and Ladbroke Grove (Circle and Hammersmith & City), are a 12-minute or 14-minute walk respectively. Notting Hill Gate (Central, Circle and District Lines) is 17 minutes away on foot. There is also good road access to the M4, A4 and A40, providing quick routes to Heathrow Airport (approximately 40 minutes). Paddington Station is also nearby for the Heathrow Express, services to the west of England, and the Elizabeth Line.

Council Tax Band: F

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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”.