

RUSSELL SIMPSON

Unique contemporary courtyard
house conceived by an
internationally celebrated architect

WALMER YARD
NOTTING HILL W11



Walmer Yard
Notting Hill W11

£2,600,000

BEDROOMS 2	INTERNAL 2,320 SQ FT 215 SQ M	OUTDOOR 244 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3		EPC D	COUNCIL TAX Band G
BATHROOMS 2		TENURE Freehold	



The Property

Flexible house with creative interiors
fashioned from organic material.

Entering the house on the ground floor, the front door opens onto a generous living space. This includes an open-plan kitchen with wooden units and a central island, flowing through to a dining area. The space is filled with light from west-facing windows, and kept warm with a log burner. A guest WC completes this floor.

The lower ground floor is entirely occupied by a reception room that could be used as studio, gym or home cinema.

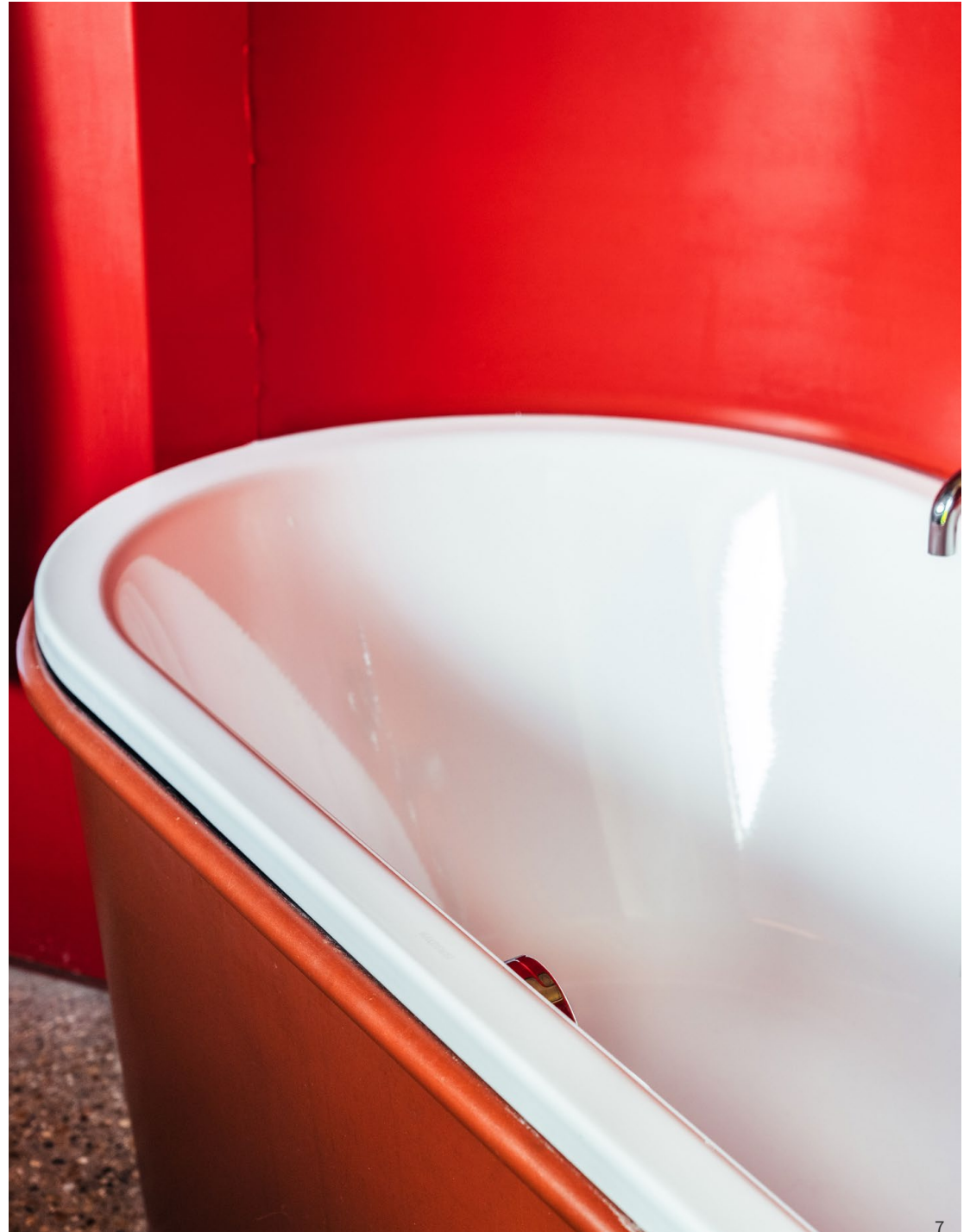
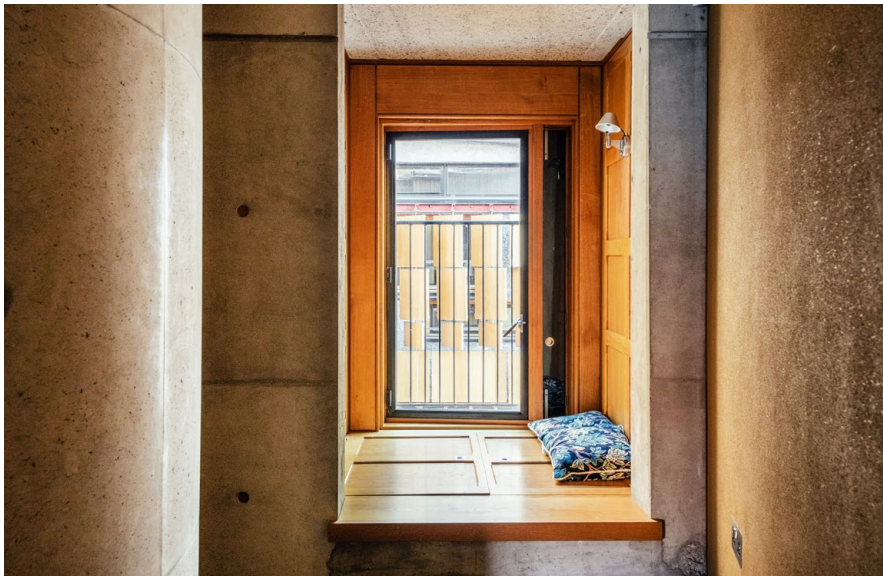






The first floor consists of two bedrooms. The principal bedroom has an ensuite bathroom and a pair of French doors opening onto the terrace. The second bedroom is also ensuite, with its own terrace.

The second floor is entirely occupied by a large reception room with a yurt-like ceiling. French doors open onto roof terraces, while star-like prismatic lenses fill the room with fractured light. A guest WC completes this floor.





The Design



This unique house has been designed with curving walls to give a sense of movement to the interiors. The use of natural materials adds to this impression of organic growth, including clay walls and solid oak flooring. It also features a spectacular bespoke staircase of carbonised steel.



The property includes a pair westly facing terraces on the first floor, and two spacious terraces on the second floor.

Residents also have access to secure underground parking and a communal courtyard with inbuilt benches.

Walmer Yard is a discreet cluster of four interlocking houses set around a private courtyard. It was the first residential scheme in Britain by the internationally celebrated architectural designer Peter Salter. They were described by critic Rowan Moore as expressing 'the idea that architecture might be sensual and bodily'.

The properties are situated in the heart of Notting Hill. From here, the many bars, restaurants and independent boutiques of Westbourne Grove are close. In addition, Westbourne Park and Notting Hill Gates stations are both a short walk away.



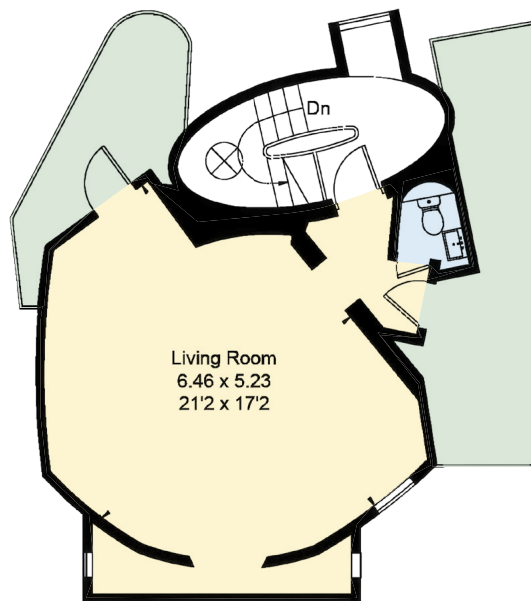
APPROXIMATE INTERNAL AREA

2,320 SQ FT / 215 SQ M

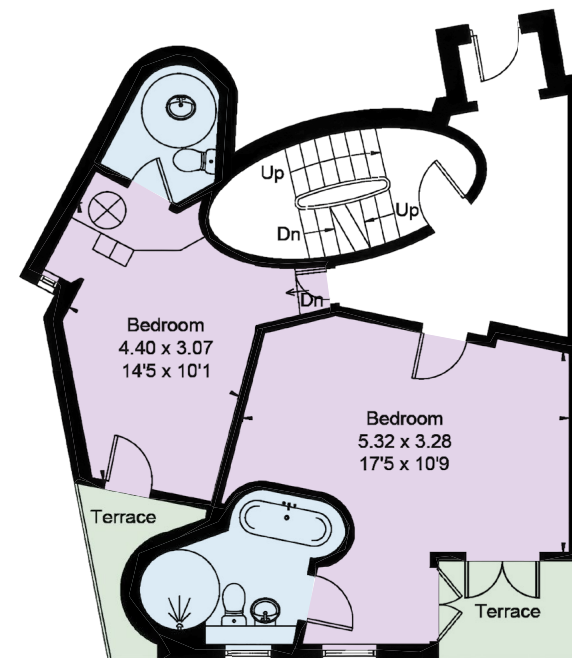
OUTSIDE AREA

244 SQ FT / 22 SQ M

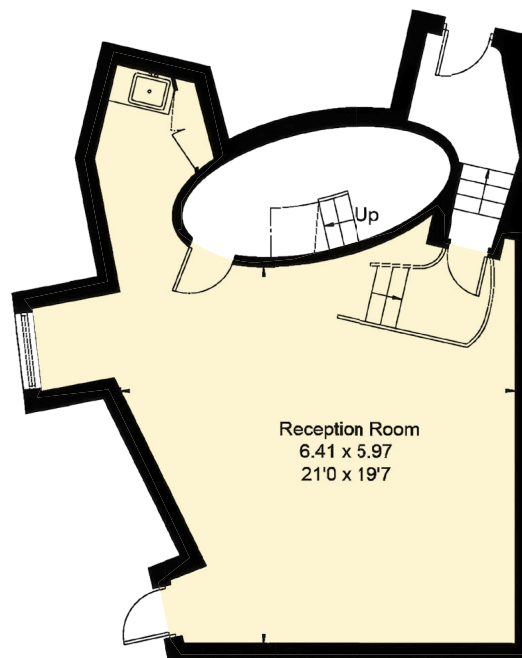
[] = Reduced head height below 1.5m



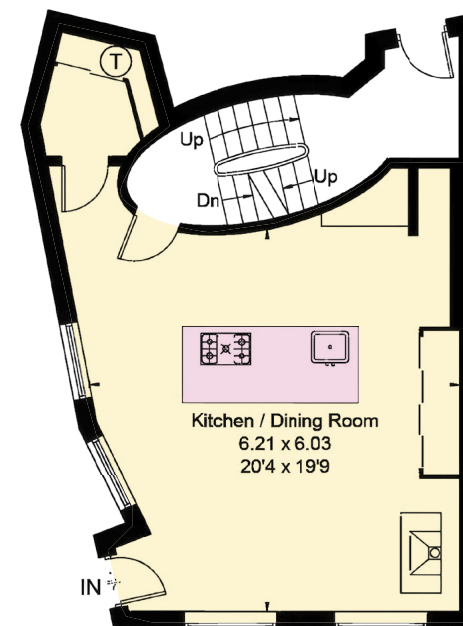
SECOND FLOOR



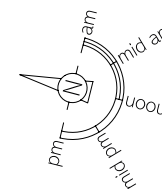
FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR





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View

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October 2021