

Blue
Book.



PEMBROKE STUDIOS.
Kensington, London.



PREFACE.

Accommodation:

Front Hall | Open plan Drawing/Dining Room | Kitchen | Garden Room
Downstairs Loo | Principal Bedroom with Adjoining Bathroom | Second
Bedroom with Adjoining Bathroom | Study | Extensive Storage

Communal Garden:

Access to Central Communal Garden

Listing:

Grade II listed

For sale Freehold:

Approximate Gross Internal Area 146.23 sq m / 1,574 sq ft





WHY WE LOVE PEMBROKE STUDIOS.

‘Combining intelligent design with timeless elegance, 4 Pembroke Studios is a truly unique artists’ studio house that commands exceptional volume. Secluded within pretty communal gardens, it enjoys peaceful privacy and serene green vistas.’

A masterclass in understated sophistication, 4 Pembroke Studios is the result of a complete and meticulous remodelling by the eminent architect Christopher Smallwood, who lived here for over 25 years. Founder of his own celebrated practice, Smallwood is renowned for creating uplifting contemporary architecture inspired by timeless examples of the past—an ethos that resonates throughout this exceptional house.

Pembroke Studios is hidden from the road behind an ornamental gatehouse which originally would

have housed caretaker’s lodgings. Approached through wrought iron gates down a path flanked with lawns and pleached trees leading into an enchanting communal garden, the house forms part of a secluded enclave of low-built Victorian artists’ studios. It is supremely private and surrounded by greenery from every window. Inside, elegant interiors—shaped by global influences—combine with considered practicality, brought to life through natural materials, intelligent design, and a strong sense of light and volume.



DOWNSTAIRS.

At its heart, a double-height drawing room is framed by expansive studio windows that fill the space with bags of consistent natural light. At the far end, French doors open onto a small courtyard with a lead water butt, a fountain, and laid with ammonites—a pretty outlook that draws the eye from within. The chimneypiece, in black fossilised stone, was personally designed by Smallwood to be in keeping with the period of the studios and incorporates deep red William de Morgan tiles as well as a lovely cast-iron fire surround with Japanese-style roundels by Thomas Jeckyll.

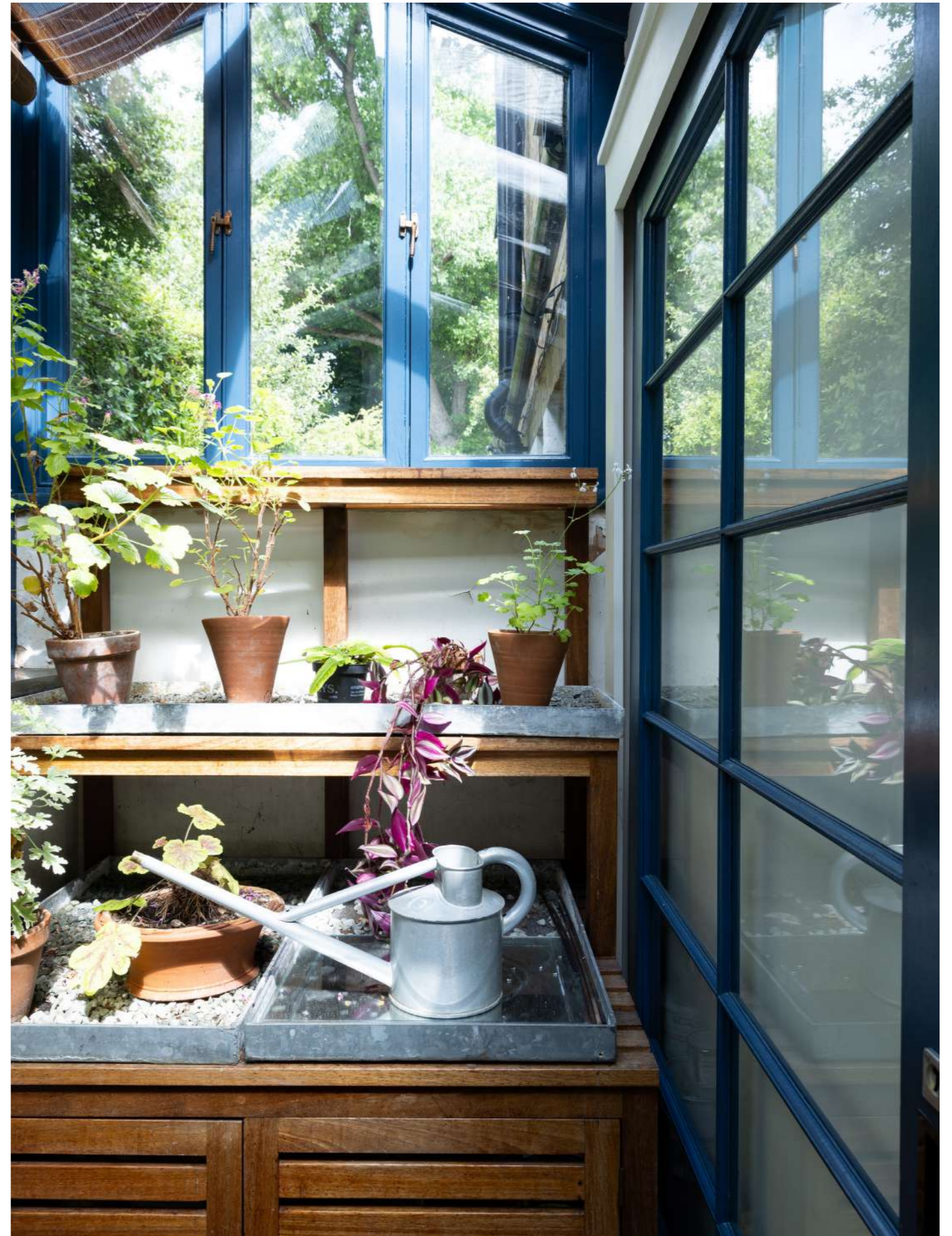
Beneath the mezzanine gallery, a generous dining area sits opposite the drawing room, comfortably accommodating a large table, with bespoke storage for its leaves

discreetly built into a hidden cupboard. Every inch of space is precisely considered, from Japanese-inspired cabinetry to under-tread drawers ingeniously built into the handcrafted oak staircase.

The adjoining kitchen, accessed through a swing door echoing the Japanese-inspired cabinetry, continues the commitment to material excellence with a fossilised Purbeck marble floor, bespoke oak cupboards, and sleek stainless-steel worktops forged in Italy from a single piece of steel. Appliances include a Viking range cooker, an American-style fridge-freezer, and a separate oven. Beyond lies a tranquil garden room—perfect for quiet reflection or breakfast among scented flowers. Its windows respond automatically to rain and temperature.





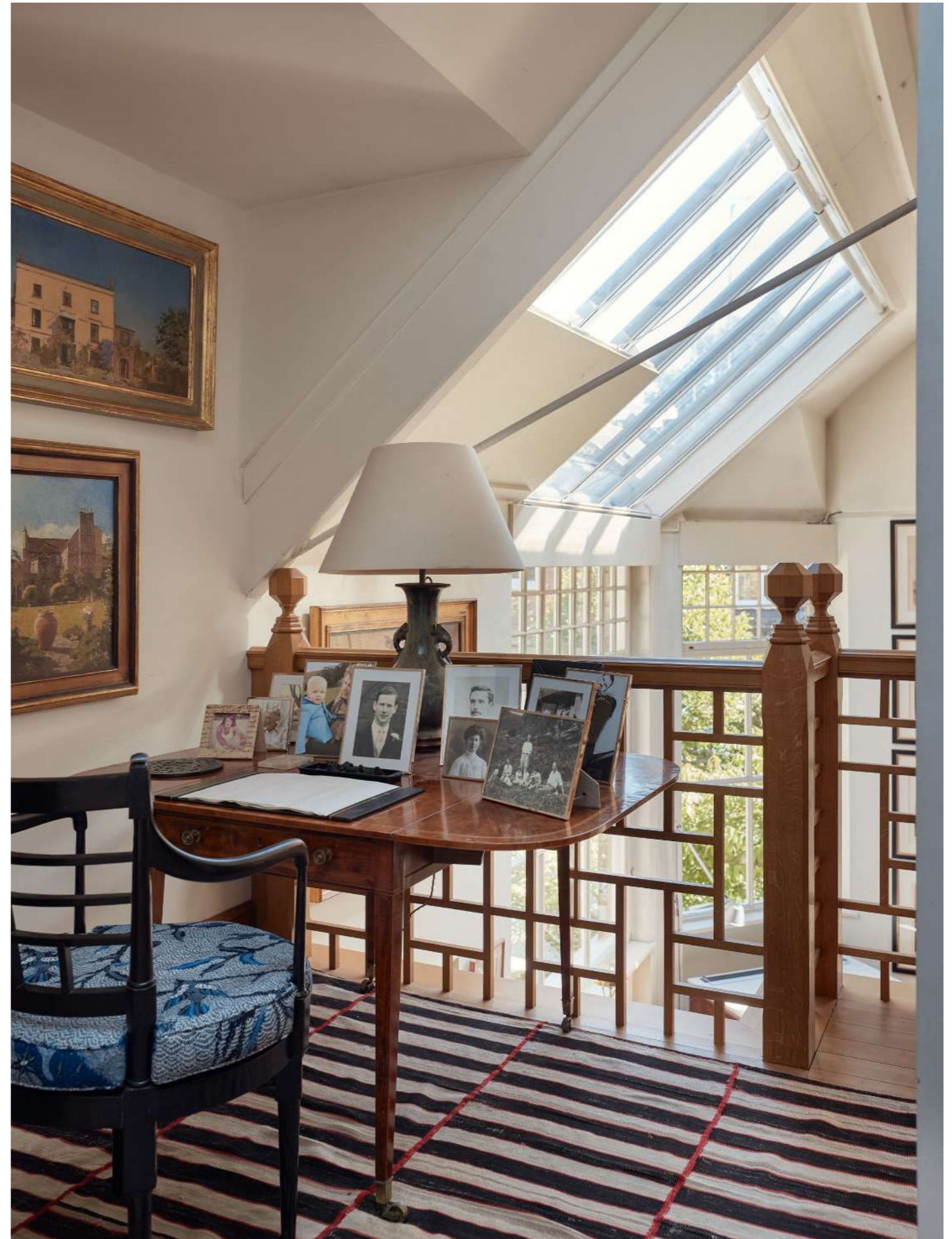




UPSTAIRS.

Upstairs, the principal bedroom has a tremendous sense of space, opening into the eaves with Soane-esque slit windows enhancing light and volume. An adjoining shower room comprises a marble washbasin, floor, and trim, while a clever sliding mirror doubles as a window shutter. The mezzanine study overlooks the drawing room and the gardens beyond, framed by the expansive studio windows. A second bedroom, adorned with hand-painted de Gournay wallpaper, has its own marble-accented bathroom with a freestanding metal bathtub. Hidden hatches reveal access to the eaves, where a large water tank and generous storage are concealed.







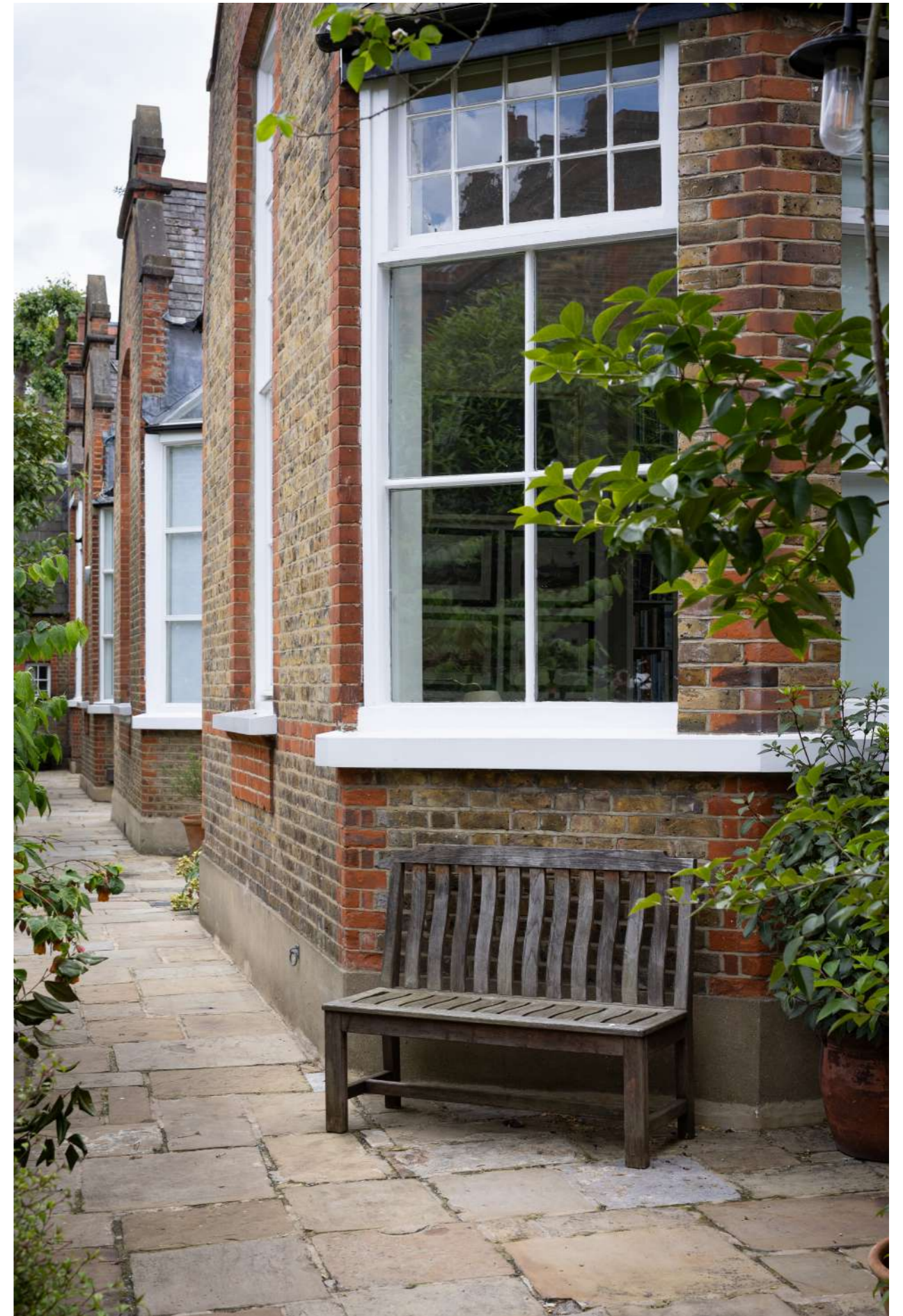
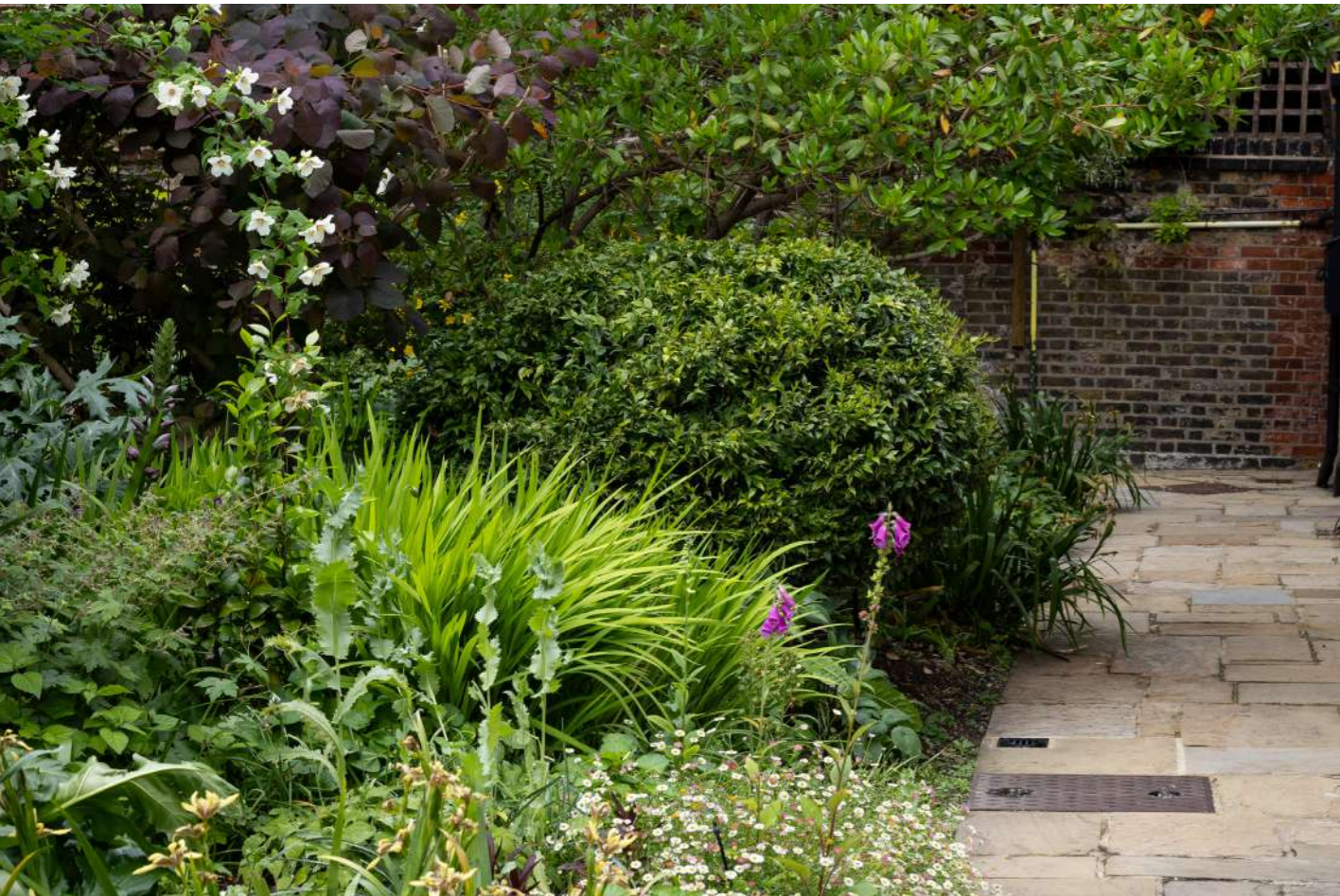
TRANQUIL GARDEN.

‘The communal garden at Pembroke Studios is a verdant sanctuary, a rich tapestry of planting on the doorstep of the house that provides a vibrant and colourful outlook.’

An abundance of mature mulberry, cherry, and apple trees offers dappled shade and seasonal interest, while shrubs such as camellias mingle with geraniums, foxgloves, irises, hollyhocks, and delicate forget-me-nots. This varied palette creates a peaceful haven, where the scent of blossoms fills the air and benches are thoughtfully placed to invite quiet moments amid the colours.

Christopher Smallwood played a prominent role in the garden's considered planting, and five years ago York stone paving was laid, enhancing both its aesthetic appeal and timeless charm. The result is a communal garden that beautifully complements the distinctive character of Pembroke Studios—a perfect extension of the house's serene character.







CHAPTERS PAST.

‘Pembroke studios have been at the centre of creativity for London artists for more than a century’.

— David Hockney

‘A delightful secret survival of the late 19th century Aesthetic Movement Pembroke Studios is a group of 12 artists’ studios built by Charles Frederick Kearley in 1890-1891.’

The studios were speculatively built, and each is slightly different to the rest. The first artists known to have worked at the studios were Henry Detmold, one of the founders of the Newlyn School, and Henry Ryland RI. A long list of nationally important artists, architects, designers and creatives, have lived here ever since, drawn no doubt by the fantastic natural light, tranquil privacy, and desirable location that the studios are still prized for today. Notable former residents have included the legendary ballet dancer Isadore Duncan, the architect Sir Philip Dowson and the sculptor Franta Belsky to name but a few.

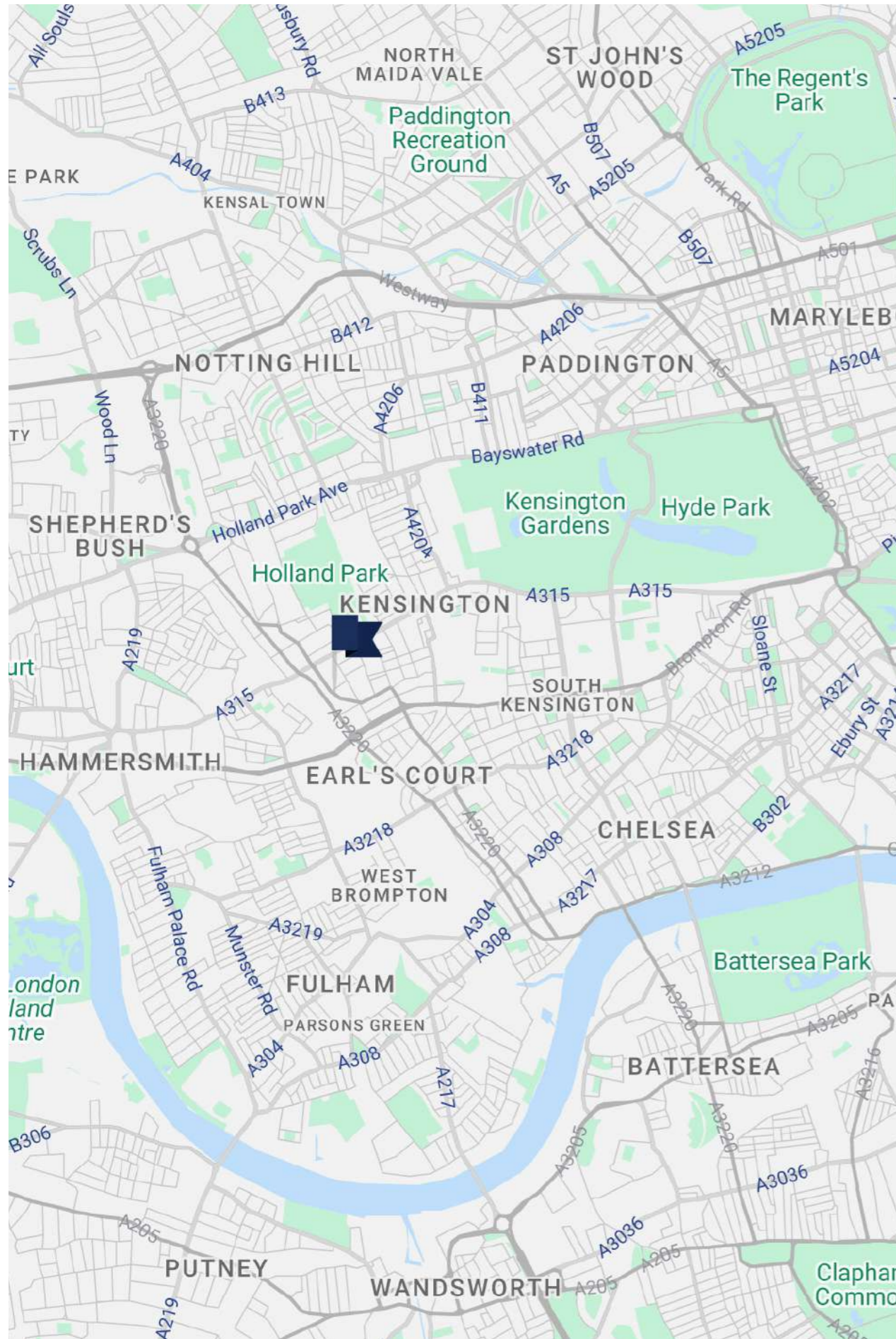
4 Pembroke Studios was in a neglected state of repair when architect Christopher Smallwood chanced upon it in 1998 whilst searching for an unusual and charming London home.

He conducted a substantial top

to bottom renovation project, inspired by the studio’s heritage and employing his exacting eye for materials and finish.

A later mezzanine, which jarred with the property, was removed. It was replaced and enlarged with a counter levered version with elegant open fretwork oak balustrade which evokes the Japanese inspired woodwork of the Aesthetic Movement architect and designer Edward William Godwin. Smallwood’s meticulous interiors at 4 Pembroke Studios were the subject of an article in House and Garden in 2002 and have beautifully maintained ever since.

The studios as a group were recently designated as grade II listed by Historic England in recognition of their historic and architectural merit. A more comprehensive list of prestigious former residents and further fascinating details can be found in the listing entry.



LOCATION.

‘Pembroke Studios is located off Pembroke Gardens at the south-west corner of Edwardes Square within The Edwardes Square Scarsdale and Abingdon Conservation Area.’

This particular part of Kensington has retained a lovely residential feel with quiet leafy streets and plenty of fantastic period architecture.

The surrounding area offers an excellent selection of local amenities within easy walking distance. Abingdon Road is home to the popular Nouvelle Delicatessen and café, while a wider range of shops can be found on Kensington High Street, including Whole Foods, Waitrose, M&S, Sainsbury's and Tesco. A weekly farmers' market is held every Sunday on nearby Phillimore Walk. Excellent local restaurants include The Abingdon, Enoteca Rosso, and Michelin-starred Kitchen W8 all close at hand and plenty of further choice

within a short walk. The Scarsdale Tavern is the nearest pub, a highly regarded local with a great garden.

The area is particularly rich in parks with the open green spaces of Holland Park and Kensington Gardens within easy reach, along with cultural highlights such as the Design Museum, Kensington Church Street's antique shops and galleries, and a diverse programme of critically acclaimed opera held each summer in Holland Park. The area benefits from superb transport links via High Street Kensington. The closest underground stations are High Street Kensington (District and Circle lines) and Earls Court (District and Piccadilly lines) which are both 0.6 miles away.

Services: Mains water, electricity, drainage and gas.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Freehold

Service charge: £2,000 per annum

Local Authorities: Local Authority The Royal Borough of Kensington & Chelsea (tel 020 7361 3000)

EPC: TBC

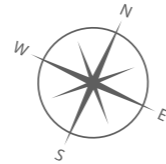
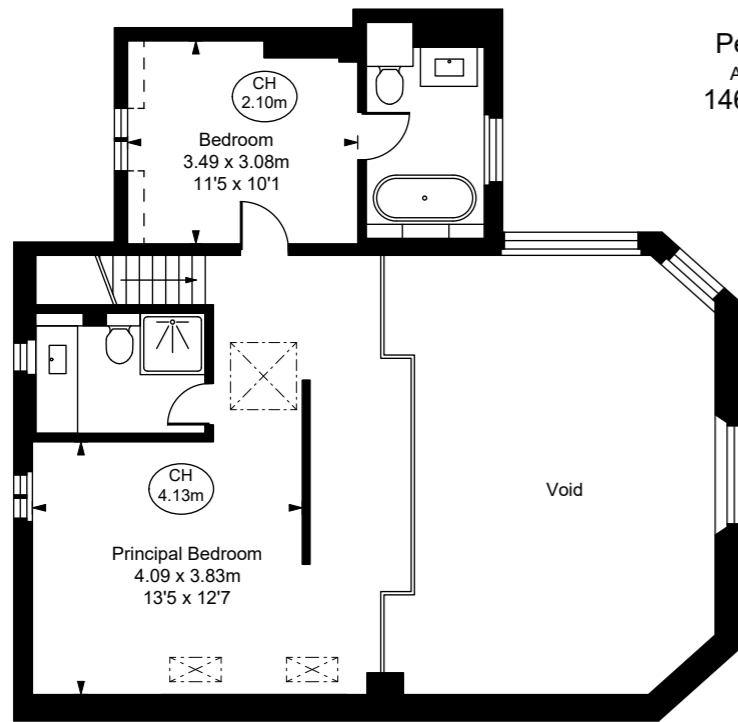
Council Tax Band: H

Postcode: W8 6HX

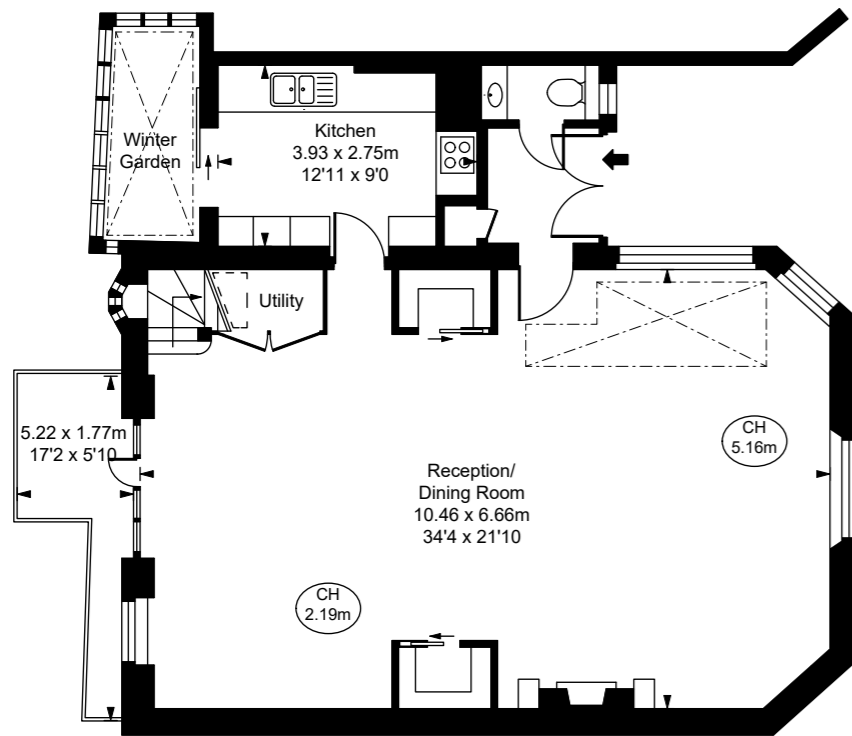
What3Words: ///belt.poet.maple

Viewings: All viewings must be made strictly by appointment only through the vendor's agents.

**Pembroke Studios,
Pembroke Gardens, W8**
Approximate Gross Internal Area
146.23 sq m / 1,574 sq ft
(Excluding Void)
(Including restricted height
under 1.5m [= = =])
(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
54.38 sq m / 585 sq ft

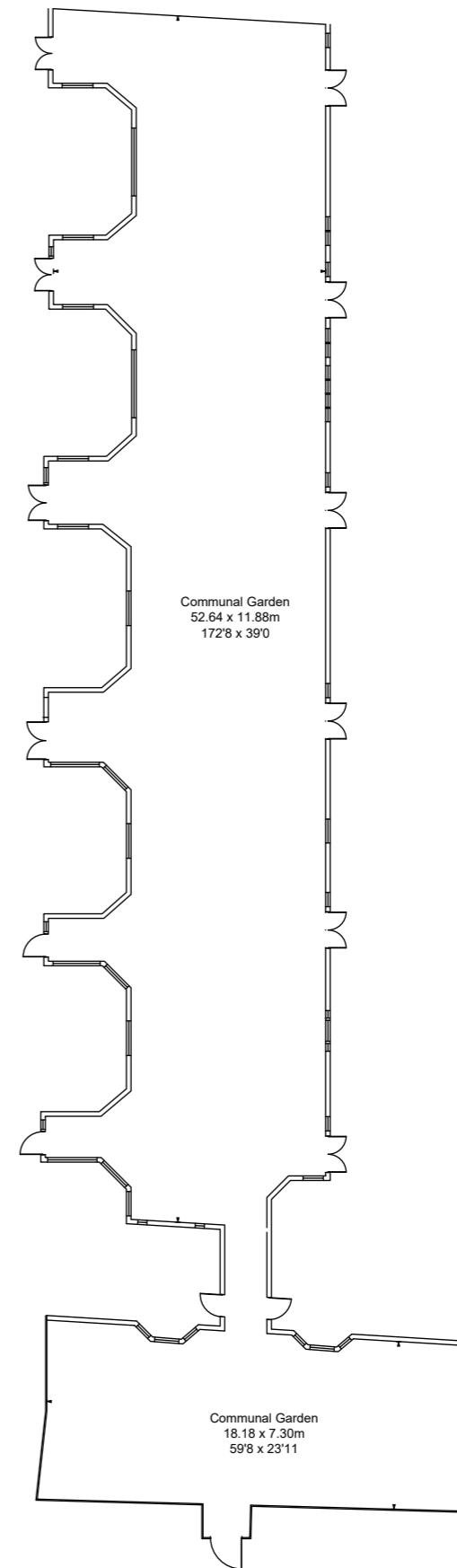
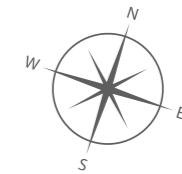


Ground Floor
Approximate Gross Internal Area
91.85 sq m / 989 sq ft

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This plan is not to a given scale. A detailed layout plan with dimensions is available on request.
All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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**Communal Gardens,
Pembroke Studios, W8**



**FULHAM
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Photographs and details prepared in 2025.



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