

ACCESS *all* AREAS

Designers Caroline and Felix Milns, of Zulufish completely redesigned this Edwardian property into a modern family home with free-flowing, interconnecting rooms, each accented with rich colours and contemporary accessories

Words: **Jacky Parker** Photography: **Guifré de Peray**

The HUX London kitchen **cabinetry** and the **glass splashback** are the same shade - Knightsbridge 215 by Little Greene - for a seamless effect. Push-click catches on doors and drawers ensure the clean lines are uninterrupted. The **island cabinetry** is in a contrasting tone of French grey, also by Little Greene. **Worktops** in Caesarstone's raven 4120 quartz unify the working area while the wenge timber **breakfast bench** brings rich texture to the scheme.

↓ A warm brass accent shade is introduced through the beautiful **glass pendants**, by Giapato & Coombes, suspended above the island.



Ready to start a new life in the UK after relocating from Hong Kong, financier Samuel Kong and his wife Betty finally found a house in Putney, south-west London, where they could put down new roots. Having discounted various long and narrow Victorian properties in their search, the couple were drawn to the generous proportions of the then five-bedroom Edwardian house and could envisage sharing it with their two children Joanne, 10, and Julian, seven. Able to start afresh and unencumbered with old furniture, Samuel and Betty pictured a bright, open, and colourful living space. They turned to Felix and Caroline Milns from design and build company Zulufish to create it for them. Here, Caroline explains how they achieved the end result...

The design brief:

Samuel and Betty wanted the ground floor to feel open, with interconnecting rooms that would be used frequently but with the ability to close off sections when required. On the upper floors, they wanted a master bedroom suite, ensuite bedrooms for the children, and a guest room for visiting family, plus a show-stopping office for Samuel. There was no need to extend the building's footprint, but the layouts needed to be reconfigured to create a better flow throughout the house, with a complete redesign of the rooms. They like modern British style, albeit with a timeless feel, so all of that was our inspiration for the décor.

Creating the space:

As it is the heart of the home, everything started with designing the main living room and kitchen. While the family remained in their

DESIGN EDIT



2

3



4

1 Olsen clear glass globe pendant, £99, Heaf's. heals.com 2 Stone masonry hexagon tiles, £29.95 per sq m, Walls and Floors. wallsandfloors.co.uk 3 Picnic Basket matt emulsion, £18 for 2.5 litres, Crown. crownpaint.co.uk 4 Moda barstool in black with copper legs, £119, Cult Furniture. cultfurniture.com



↑ The breakfast bench offers a prime view of the garden. Large grey **porcelain tiles** by Tiles To You cover the floor. With fewer grout lines than smaller options, they look smart and suit the proportions of the space. Having similar cabinetry on the opposite wall gives the room a sense of symmetry. **Barstools**, Chaplins.

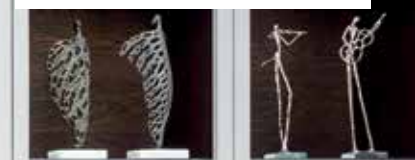
↓ Samuel and Betty always wanted a feature dining table and chose theirs for its graphic frame, warm timber, and metallic tones. Glass pendant lights suspended above complement those over the island. **Dining table**, Lema; **vases** and **decorative accessories**, 5mm Design.



The wenge and grey painted cabinetry is given a glamorous boost with a matt bronze HUX London **splashback**. The **table lamp** is by Michael Anastassiades for Flos, with the **decorative accessories** from 5mm Design.

THE FACTS

Who? Samuel and Betty Kong and their children, Joanne, 10, and Julian, seven
What? Four-bedroom Edwardian detached house refurbishment
Where? Putney, London
Cost? £870,000
Time? Eight months



rented apartment, which they had lived in since moving to the UK, we knocked through the ground floor, creating the new open-plan space. We rebuilt the existing rear-extension, adding two large rooflights and sliding glass doors to flood light into the rear of the property where the kitchen is located. For the kitchen's layout we ran units, made by HUX London, and appliances along one side, a bar area with storage opposite, an island in the centre, and – due to the ample width – a breakfast bench perpendicular to the island, which helps balance the room. To ensure the space connected visually, we incorporated the cabinetry materials and finishes in the dining area. Betty chose a cappuccino colour palette with wenge timber and bronze accents. It's stylish, contemporary and warm, and as there is so much natural light, there was no risk of the scheme looking too dark.

We designed three sets of double doors and bespoke cabinetry to link the social areas on the ground floor. A large glass-panelled doorway leads to the generous family room with its wall-to-wall bookcase, which offers storage for children's toys as well as books, photos, and ornaments. Another double doorway connects to a formal sitting area, mainly used when entertaining. As Samuel and Betty hadn't brought any furniture with them, we had a clean slate. They loved the colourful Paul Smith rugs we suggested, which set the tone for the rest of the scheme as we were able to pull out those colours in the furniture and accessories to lift the otherwise neutral palette. Betty told us she loves dramatic lighting, so we selected

two coordinating sculptural hoop pendants for the family and sitting rooms and spherical glass styles for the kitchen-diner. Upstairs, the couple were happy to sacrifice a second bedroom for a new master ensuite and dressing room. To bring a high-end edge to the bedroom, we designed a headboard that spans the entire wall and a 3D feature to conceal the TV. In the bathroom, we went for a modern, luxury spa feel with a deep oval bath, design-led brassware, and a high-tech shower toilet.

The next stage:

Samuel wanted an impressive office, which we created in a small bedroom. We opened up the ceiling into the eaves above and built a mezzanine level with a double-height wenge bookcase, which features bronze railings and a ladder, picking up the scheme in the kitchen-diner. The loft space, which the previous owners had converted into two rooms, was the ideal location to put the children's ensuite bedrooms – redesigned with bold colours to suit their personalities.

Finishing touches:

The joinery with the cappuccino and metallic colour palette connect the space, but each room has its own specific design and accent shades. The family love how the new spaces are open and bright, and how every part of the house is used and enjoyed to the max, being totally unique to them.

Decorative accessories in metallic finishes by 5mm Design, and velvet upholstery bring an opulent feel to the living room. **Cabinetry**, HUX London; **sofa and armchairs**, The Sofa and Chair Company; **rug**, The Rug Company; **coffee table**, Brabbu.



↑ LED lights under every shelf illuminate the bookcase at night. Designer Caroline helped the Kong family curate their existing possessions with **ornaments** from 5mm Design.



→ The **sofa**, by Camerich, and chair upholstery coordinate with the pale blue and grey patterns in the Paul Smith **rug**, while the piped edges and **scatter cushions** by AMWA Design accent the bolder citrus shades. **Quad pendant**, Cameron Design House; **coffee tables**, Roche Bobois. ▶



The 3D feature wall hides the TV and makes an elegant feature. **Carpet** in bamboo silk, Jacaranda; **curtain fabric**, cascade by Evitavonni.



“Upstairs, the couple were happy to sacrifice a second bedroom to create the master ensuite and dressing room.”



↑ Upholstered in high-performance faux silk, the HUX London **headboard** and **divan** create a luxurious but durable look. The **divan bed base** and **feature wall** are also by HUX London.



↑ The oval freestanding Olympia Ashton & Bentley **bath** is the ideal place to unwind at the end of the day.



Mocha **hexagonal mosaics** provide a calm and contemporary touch. The couple invested in a high-tech Toto **shower toilet**. Wall and floor **tiles**, Stone and Ceramic Warehouse; bespoke **vanity unit**, HUX London; Kos oval **basin**, Ashton & Bentley; **taps** and **brassware**, Cono range by Gessi; ladder **towel rail**, Vogue UK.

"I love the effect of the hexagonal mosaic tiles in the master ensuite. Not only are they stunning to look at, their tone matches that of the bedroom, making the two spaces flow and connect."
Georgina Townshend,
 features editor



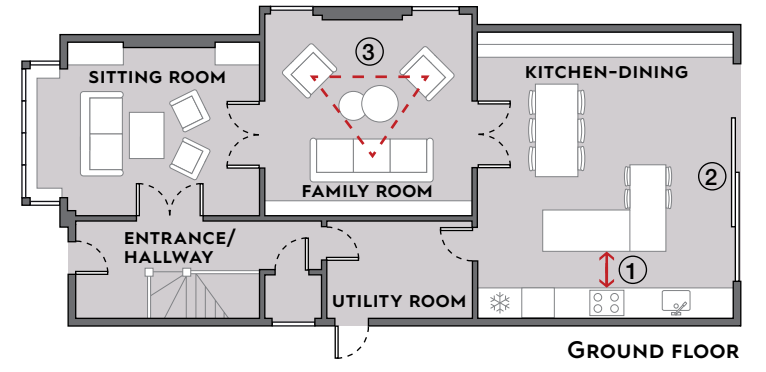
Situated in the eaves, Julian's bedroom includes a **bespoke bed** by HUX London, painted in Boy Blue 158 from Sanderson, with built-in storage.



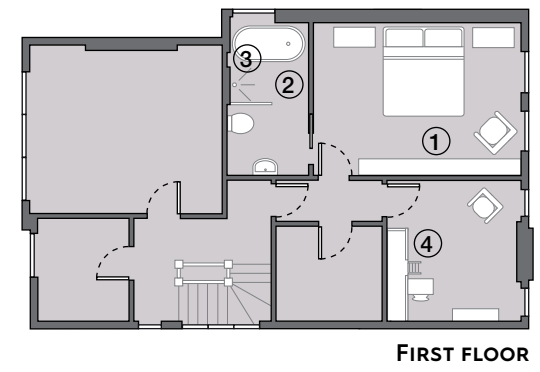
The bookcase in Samuel's home office is crafted in wenge timber.

THE PLANS

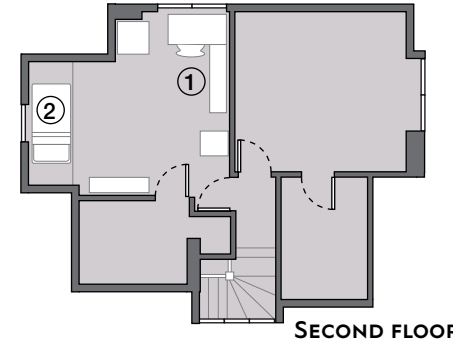
Instead of undertaking major structural work, the designers revamped the house's interior layout into a bright family space with improved flow.



- 1 Workspace** It was important to leave enough room between the hob and island for functionality.
- 2 Natural lighting** To flood light into the house, rooflights and sliding doors were introduced to the rear extension.
- 3 Furniture arrangement** The furniture was planned to maximise the space and encourage interaction.



- 1 Clever storage** A 3D feature wall was designed to conceal the TV.
- 2 Separate shower area** Space was taken from a neighbouring room for the ensuite and dressing room.
- 3 Study corner** An impressive office was created in a small bedroom by opening up the ceiling into the eaves.



- 1 Homework area** Creating a desk area by the window creates a light-filled zone in which to work.
- 2 Built-in solutions** A bespoke bed was fitted within the eaves of the roof.

SOURCE BOOK

- Architecture design and build** Zulufish 020 8747 3743, zulufish.co.uk
 - Interior design** Zulufish Interiors 020 8747 3743, zulufishinteriors.co.uk
 - Kitchen, joinery, and splashbacks** HUX London 020 8747 3743, hux-london.co.uk
 - Glazing** Enfield Windows 020 8363 3233, enfieldwindows.co.uk
 - Worktops** Caesarstone 0800 158 8088, caesarstone.co.uk
 - Appliances** Single oven, microwave, warming drawer, hob with wok burner, extractor, double fridge-freezer, wine cooler, dishwasher, all Siemens (siemens-home.co.uk); Sink and tap, Blanco (blanco.co.uk), from John Lewis 03456 049049, johnlewis.com
 - Flooring** Porcelain tiles in taupe, Tiles To You 01536 525521, tilestoyou.com
 - Lighting** Giopato & Coombes at Viaduct 020 7278 8456, viaduct.co.uk
- For full stockist details, see page 156

KBB