

# THE MODERN HOUSE



*London NW1*  
*Sold*

## Bowmore Walk

Please note that we are unaware of any lenders providing mortgages on this flat at the present time.

Forming part of the Maiden Lane Estate, this well-proportioned three-bedroom house with two private courtyard gardens represents a rare and exciting opportunity for renovation. The estate was built in two phases between 1979 and 1982 with Bowmore Walk completed during the first, to a design by architects Gordon Benson and Alan Forsyth.

The property is accessed at ground level through a front garden, concealed behind a screen wall incorporating the front gate and store. Internal accommodation extends to approximately 915 sq ft and is arranged over two floors in a three-strip format. Entry is to a hallway with open plan kitchen and dining room on the right. Huge roof lights occupy the south-west facing monopitch, flooding the middle sections with natural light. Past a guest WC is a large living room with full height/width sliding glazed doors to a pocket balcony overlooking the courtyard garden below.

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The lower level echoes the tripartite layout above and is accessed via a staircase with original balustrades. The master bedroom is situated at the front and lit by a small front court, with bathroom, storage and stairs occupying the central section. A further two bedrooms are located at the back and separated by a sliding door. Both have access to the rear garden.

The original development has recently undergone major refurbishment works alongside an impressive initiative by Camden Council to grow the existing Maiden Lane Estate, the design of which belongs to award-winning architects Hawkins\Brown.

The apartment is excellently located at the heart of Camden's £400 million regeneration of the area around King's Cross station. Nearby Granary Square is at the centre of this exciting redevelopment and is home to the Central Saint Martin's campus and Google's London office, amongst many other exciting design and tech companies. There is an outstanding selection of restaurants, a Waitrose supermarket and a new Everyman cinema.

King's Cross St Pancras Underground station is served by the Northern, Victoria, Circle, Metropolitan, Piccadilly and Hammersmith and City Lines, whilst St Pancras International has the Eurostar for connections to Paris and Brussels. Camden Road station is within ten minutes' walk for London Overground services.

Tenure: Leasehold Lease Length: approx. 97 years (125 years from 1989) Service Charge: approx. £1,800 per annum (includes estate maintenance, heating, hot water, and gas for cooking) Ground Rent: approx. £10 per annum



*London, North London*  
*Sold*

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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”.