

# THE MODERN HOUSE



*London NW3  
Sold*

## Roderick Road

An exemplary celebration of light and spatial versatility, this remarkable four-bedroom house is located at the Parliament Hill end of Hampstead Heath and has been reconfigured, extended and renovated to an immaculate design by William Tozer Associates.

Continuing the Victorian frontage of neighbouring houses, the façade belies a contemporary re-imagining within. A view from the private rear courtyard garden reveals a seemingly stacked extension with frameless windows encapsulated by white render, interrupted by green Sedum roofs on two levels.

Internal accommodation extends to approximately 2,500 sq ft. The ground floor is arranged as a series of open zones with a floating wall of full height storage spanning the double reception. Descending a single step to the open-plan dining and kitchen space, sliding glazed corner doors and a large glazed pivot door open onto the courtyard garden. Light pours in from both aspects and from a roof light above the dining area. A small renovated basement serves as a utility space with boiler room and further storage.

+44 (0)20 3795 5920  
themodernhouse.com  
info@themodernhouse.com

# THE MODERN HOUSE



## Roderick Road

Flooring is Dinesen Douglas Fir, except in the dining and kitchen area which has polished concrete, and the bathrooms which have limestone tiles. There is underfloor heating throughout. Open-tread stairs, also in Dinesen fir, zig-zag between levels alongside a beautifully textured painted-brick wall, and pocket doors are used throughout to provide a wonderful flexibility of space and regulation of natural light.

The first floor comprises, at the rear, a playroom/drawing room with skylight and floor-to-ceiling window overlooking the rear garden. On the right is a guest WC before the split-level ascent to the master suite. This is arranged as master bedroom, separate dressing room and large master bathroom with Vola fittings.

On the second floor is a study which opens via a sliding glazed door onto a roof terrace with cedar decking. Rising a split level, there are two bedrooms, both with built-in wardrobes, and a shower room between them. The third-floor bedroom, currently used as a study, has a wall of integrated wardrobes, plenty of eaves storage, and a separate shower room.

The house is controlled using a programmable KNX home automation system with remote access, and there is high-efficiency LED lighting designed by Artemide, Flos and Louis Poulsen throughout.

Roderick Road is situated just three minutes' walk to the open spaces of Hampstead Heath, and a short walk to the shops and restaurants of Hampstead Village and Belsize Park. Hampstead Heath and Gospel Oak stations (London Overground) are within ten minutes' walk and Belsize Park Underground station (Northern Line) is around 11 minutes' walk. The area contains some of London's best independent schools.

*London, North London*  
*Sold*

# THE MODERN HOUSE



## 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”.