

THE MODERN HOUSE



London NW1
£715,000 Leasehold

Arlington Road II

This peaceful apartment is set within an old electrical substation in Camden, north London. Characterised by bright, spacious interiors with a wonderful sense of volume, it makes for a peaceful oasis in the heart of London. The faithfully restored brick façade and loft-style interiors seamlessly connect the past with the present through a combination of original details and contemporary interventions. It has a private terrace and is just a few minutes' walk from the beautiful green spaces of Primrose Hill and Regent's Park.

The Tour

The 1930s building is a prime example of Camden's rich architectural heritage. Original red brick pilasters and artistic cornices of the façade complement the modern homes inside. The contemporary approach commences with the lobby's high ceilings, concrete detailing and the metal lattice entrance. There is a lift that ascends to the second floor, where this apartment is located.

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The open-plan kitchen, living and dining area exemplifies a wonderfully contemporary approach to living, and a feeling of volume care of the 3.4m high ceilings. The L-shaped kitchen is by Siematic and contains Siemens appliances including a dual oven/microwave, a separate oven, a dishwasher and a wine fridge. Caesarstone worktops and a molten silver-finished splashback complete the space. Beyond lies the living area, orientated towards full-height glazed doors that open to a private terrace. There is a seamless sense of indoor/outdoor living here, with the terrace acting as an extension of the living area in the summer months.



The bedroom is positioned at the front of the plan, a cosy space with soft carpet underfoot. Built-in wardrobes provide storage; there are also two large storage cupboards in the hallway outside. The bathroom is also a sleek, modern space, with a shower and taps by Crosswater; a geometric tiled floor extends underfoot, adding a hint of pattern.

The apartment also has an allocated storage area in the basement which is 93 sq ft.

Outdoor Space

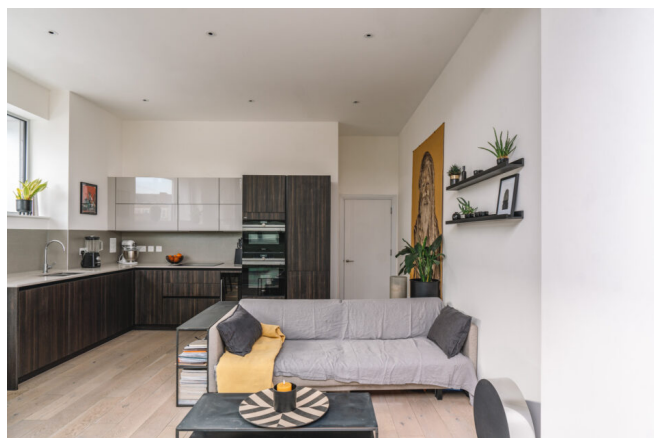
The private balcony is a serene space, hidden within the heart of London. There is ample space for a seating area and for planters around the borders.

The Area

Arlington Road is located less than a two-minute walk from the vast array of shops, cafés and restaurants that form Camden Town. Primrose Hill and the green expanse of Regent's Park is less than a 10-minute walk west. Nearby Primrose Hill Village is home to neighbourhood favourites Odette's, Greenberry Café and Primrose Bakery. Camden is also well known for its world-famous market and wealth of independent restaurants, cafés and venues, including an outpost of plant-based restaurant Mildreds, The Jazz Café, The Roundhouse, iconic gelato parlour Marine Ices and "new-school fish and chips" at Hook.

Camden Town Underground Station (Northern Line) is less than five minutes' walk away, while Camden Road Overground Station is less than 10 minutes. There are also multiple bus routes to central London. King's Cross Station is a short tube journey away, providing railway connections nationwide in addition to Hammersmith & City, Circle, Victoria, Northern, Piccadilly and Metropolitan Underground lines. Neighbouring St Pancras International Station provides Eurostar connections to Paris and Brussels.

Tenure: Leasehold Lease Length: approx. 993 years remaining Service Charge: approx. £1,510 per annum Ground Rent: approx. £300 per annum Council Tax Band: E



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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”.