

# THE MODERN HOUSE



*London NW5  
Sold*

## Caversham Road II

This incredibly bright two-bedroom apartment is configured across the raised-ground floor of a converted Victorian townhouse on sought after Caversham Road in Kentish Town. The apartment has been comprehensively renovated and has its own section of a mature south-facing garden.

The house is defined, in traditional Victorian style, by a protruding bay window and wonderfully high ceilings. Entry through the hallway leads around a curved wall to an open-plan living and dining space. A contemporary kitchen to one side has white cabinets and a deep-red, mosaic-tiled, splashback. The whole room is bathed in light from two large south-facing sash windows which beautifully frame views to the gardens.

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Beyond the entrance-way is the master bedroom, set behind dramatic, ceiling-height, shuttered bay windows. Both the second bedroom and shared family shower-room have internal Crittal-style windows, at a height which provides privacy but allows for additional light to permeate into the rooms. Along the hallway there is a utility cupboard with space for a washing machine and storage through a hatch above. An engineered-oak floor runs throughout the whole apartment.

The garden to the rear has been thoughtfully planted by the current owner, with a tall banana tree and black bamboo providing privacy and shade. There is also a loquat tree and honeysuckle. A paved area has space for a table and chairs, next to a generous shed.

Caversham Road is a quiet and leafy road in the heart of Kentish Town, adjacent to Kentish Town Road. The high street and area has much to offer in terms of restaurants, cafés, health food shops (Earth) and pubs, such as The Pineapple and Southampton Arms. At the end of the road is Kentish Town Stores, an independent coffee shop and lifestyle store. The popular Soho House restaurants on Highgate Road, and the nightlife of Chalk Farm and Camden Town are nearby. The larger green spaces of Primrose Hill, Regent's Park and Hampstead Heath are also within walking distance.

Kentish Town Underground station is a short walk away and runs Northern Line and Thameslink services for quick access to the City. Kentish Town West station (London Overground) is a ten minute walk away, alongside the green open spaces of Talacre Park.

Tenure: Leasehold Lease Length: approx. 94 years Service Charge: approx. £367 per annum Ground Rent: approx. £10 per annum Council Tax Band: D

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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”.