

THE MODERN HOUSE



Boundary Road, London NW8
£565,000 Share of Freehold

Dinerman Court

This two-bedroom apartment occupies a beautifully elevated position on the fifth floor of Dinerman Court on the borders of St John's Wood and South Hampstead. Designed by renowned local architects Dinerman, Davison and Hillman, and constructed between 1967 and 1975, the apartment retains the hallmarks of mid-century design, such as generous single-paned glazing and immaculately kept communal gardens. Breathtaking and far-reaching views look across Neave Brown's Rowley Way and out towards Hampstead. The apartment is brilliantly connected, with stations at South Hampstead (Overground) and Swiss Cottage (Underground) in easy walking distance.

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The Architects

Dinerman, Davison and Hillman practised in Hampstead from 1954 until 1967. Hillman later became senior fellow emeritus of the Policy Studies Institute at Westminster University and a passionate environmental campaigner. Dinerman, Davison and Hillman are responsible for a number of well-regarded buildings in and around Hampstead and Highgate, including Copper Beech (commissioned by renowned film director Sam Wanamaker), Hilltop House and the former offices of the Ham and High Newspaper.

The Tour

Dinerman Court is set back from Boundary Road by a row of tall hedges. Its façade is defined by red brick elevations with vertical banks of wide, white-framed windows set between. Entry is to a communal lobby, where a lift provides access to all floors.

The apartment opens to a hallway linking both ends of the plan. The dual-aspect living and dining room is placed at the rear, with metal windows framing an outlook over Boundary Road on one side and dramatic views across the iconic Rowley Way estate on the other. The walls have been painted a vivid burnt orange that brings warmth to the space.

The colourful decorative palette continues in the cheery galley kitchen; delicate lime green-painted walls and original yellow cabinetry are enhanced by natural light flooding in through a generous window. A Formica countertop flows along two walls, with an original patterned tile splashback behind. There is a steel sink, a four-ring electric hob with an oven below, and useful open shelving storage.

There are two double bedrooms, each with large, single-paned windows that frame verdant views over treetops and towards the Heath. Both are laid with a light sand-coloured carpet, with walls finished in soft pastel shades save for a vibrant aubergine bedhead wall in one. The principal bedroom has a set of sliding doors that open to a built-in wardrobe, while the second has a built-in cupboard and abundant open shelving. This is currently used as an office.

A hallway connects the bedrooms and the bathroom and is home to a set of spacious wardrobes with sliding doors. Sand-coloured vinyl flooring runs underfoot in the bathroom, where there is a bath with a showerhead, a high-level window that draws in light, and a mirror-fronted oak-edged cabinet for useful storage.

There is on-site car parking allocated on a first-come, first-served basis.

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Outdoor Space

Dinerman Court has well-tended communal gardens. Here, a wide central lawn is bounded by planted beds and mature trees, with plenty of space for lounging and al fresco dining or picnics.

The Area

Dinerman Court is well-placed to make the most of all that the area has to offer. Close by are the wonderful Hampstead Theatre and the striking Swiss Cottage Library, a landmark of 20th-century modernist architecture. London's famous Abbey Road is a short walk away, with a further range of shops, cafés and restaurants found on St John's Wood High Street and West End Lane. The beautiful green expanses of Primrose Hill and Regent's Park are around a 20-minute and 30-minute walk away respectively.

The bucolic woodland and meadows of Hampstead Heath are one mile east of the apartment, where one can enjoy year-round freshwater swimming in the nearby Bathing Ponds as well as some of London's most beautiful woodland walks. In addition to elevated views of the city from Parliament Hill, there are tennis courts, cafés and Kenwood House, a wonderful 17th-century country house with an impressive art gallery.

Alexandra Road Park is a brief five-minute walk west of Dinerman Court. The four-acre linear park, designed by Janet Jack between 1972 and 1978, sits within the Alexandra and Ainsworth Estate designed by Architect Neave Brown. The space has a combination of raised gardens, plazas and sunken areas, where a dramatic landscape of ridges and valleys provides excellent views across the lawns, playgrounds and mature trees.

The apartment is a three-minute walk away from South Hampstead Station (Overground) and as such is perfectly situated for local transport links. Swiss Cottage Station (Jubilee Line) is a seven-minute walk away.

Tenure: Share of Freehold Lease Length: approx. 851 years remaining Service Charge: approx. £3,800 per annum Council Tax Band: C

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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”.