

THE MODERN HOUSE



*London NW5
Sold*

Modbury Gardens

Located on Modbury Gardens, a private cul-de-sac set just behind Queens Crescent, this elegant three-bedroom Georgian townhouse has been modernised by Daykin Marshall Studio, creating a dynamic, modern living arrangement beneath a pair of bespoke butterfly roofs.

During the late 1960s, the houses on Modbury Gardens were home to a number of renowned architects, many of whom carried out modifications on their houses, devising customised open-plan living spaces, gull-wing roofs, rear extensions and garden bedrooms.

This particular house was further modernised in 2012, care of Daykin Marshall Studio. The RIBA-nominated practice sought to open up the existing space, exposing a rolled-steel joist which formed part of a 1969 extension, designed by architect and former resident David Sim. The increased height of the ceilings and addition of a skylight, allow for wonderful levels of natural light throughout the house.

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Attention to detail has been the organising principle in all respects. Cabinets, carpentry, and flooring in American dark oak and walnut feature throughout, accented at key junctures with Tom Dixon copper-pendant lighting. The bathrooms include Philippe Starck fittings as well as Zellige and Johnson tiles. In the kitchen, Anglepoise down lights illuminate Italian Okite counter tops.

Accommodation is arranged across three floors. At the front of the house, on the lower-ground floor is a self-contained studio with its own entrance, kitchen and shower room. This self-contained unit has been previously used as an artists' studio and privately rented accommodation. On the same level at the rear, a large bedroom with walk-in wardrobe and en-suite bathroom opens out onto a patio garden where mature trees and shrubs line the perimeter to the south.

On the upper-ground floor, a large bedroom and family bathroom are configured around a 'cranked' hallway, designed by Daykin Marshall to create further space for living. Upstairs, the kitchen adjoins a glass extension and dining area, with access to a small deck and garden below. In the living room, half a level above the kitchen, two large arched windows nestle beneath each peak of the raised ceilings, creating a wonderful sense of space and light across the whole of the upper floor.

Modbury Gardens is within easy reach of the shops, galleries and restaurants of Primrose Hill. The neighbouring Zabulowicz Collection is home to a renowned contemporary art collection, while the excellent green spaces of Primrose Hill, Regent's Park and Hampstead Heath are close by.

The house is within walking distance of the Underground stations at Kentish Town and Chalk Farm (Northern Line), as well as Kentish Town West Overground station, with quick access to St Pancras International.

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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”.