

THE MODERN HOUSE



*London NW1
Sold*

Murray Street

This exceptional three-bedroom live/work apartment is configured across the ground and lower-ground floors of a former shop on Murray Street in Camden. The expansive interiors have been the subject of a vibrant refurbishment care of artist Francesca Anfossi, who has introduced a palette of contemporary materials that sit harmoniously alongside original features, which are celebrated in her typically playful style; architectural interventions have been carefully performed by Knott Architects. The apartment has a large private garden and a conservatory with excellent levels of natural light, which is currently used as an artist's studio.

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The Designer

Renowned ceramicist Francesca Anfossi is known for her playful approach to colour and materiality. More recently, she has become synonymous with her project at Rochester Square in Camden. Following various projects conceived in direct collaboration with communities, Francesca founded Rochester Square in 2016, reclaiming an abandoned and derelict nursery site on behalf of the local community. Her work saw the creation of a dynamic space dedicated to socially engaging projects and artistic collaborations.

The Tour

The apartment presents a smart façade to Murray Street, retaining many characteristics of the former shopfront. Large sections of frosted glass provide privacy while allowing natural light to flow across the open-plan communal areas. Wrought iron railings line the lightwells and black adornments run around the doorway and window frames.

The apartment opens to a large living room with raw plaster walls and solid oak floorboards underfoot. Natural light pours in, illuminating a white steel pillar and small sections of wood panelling around the window frames. There is a dining room positioned to one side, which has an exposed brick chimney breast along one wall, as well as wonderful encaustic tiles underfoot.

A set of original glazed doors lead through to the kitchen, which occupies the larch-clad rear extension. This space contains birch ply units with Carrara marble worktops and is lit via a large skylight overhead with views to the garden. Adjoining the kitchen is a large conservatory space; currently used as an artist's studio, it is significant in size and has glazed doors that open to the garden.

A central spiral staircase leads down to the lower floor and the three large bedrooms. Solid oak floorboards run underfoot throughout, save for the bathrooms, which feature polished concrete floors. A wonderfully bright colour palette characterises this lower level, with a beautiful pale green running through the hallways, punctuated by pale yellow in the main bedroom, stripes of yellow and blocks of blue in the children's bedroom and blue and white blocks in the guest bedroom.

The main bedroom has bespoke cherry wood wardrobes, inspired by Japanese Shoji room dividers, and an en suite bathroom with polished concrete floors and worktops, plus bright yellow mosaic tiles. The bedroom has Crittall doors to a lightwell at the front of the apartment, drawing in natural light and joining externally with the second bedroom. The third bedroom, positioned at the rear, has sliding glazed doors which open out to a terrace and the garden. The remainder of the lower ground floor is taken up by a utility room and a family bathroom.



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Outdoor Space

The garden has a gravel courtyard lined with mature trees, plants and shrubs, making it very easy to maintain. There is ample space for outdoor dining, with the conservatory's glazed doors cleverly breaking down the boundary between inside and out. At the foot of the garden is a raised deck area, nestled against the garden wall, which is clad in climbing ivy. One of the larger bedrooms opens at the rear to a small terrace on the lower-ground floor, where stairs lead up to the garden.

The Area

The apartment is positioned opposite Camden Square Park. It is wonderfully positioned for the best of Camden and Kings Cross. The Regent's Park, one of London's most beautiful green spaces, is within walking distance and has a boating lake, as well as numerous cafes, sports facilities and ornamental gardens.

The recently completed Kings Cross regeneration, including Granary Square and Coal Drops Yard, is positioned on the other side of the Regent's Canal, approximately 15 minutes' walk from the apartment. Alongside existing outposts of Caravan coffee roasters, Waitrose, Dishoom, and audiophile bar Spiritland, the Thomas Heatherwick-designed Coal Drops Yard has brought Margaret Howell, Tom Dixon and Aesop stores to the canal.

The apartment is within the catchment area of a number of local schools, including the renowned Camden School for Girls

The apartment is approximately equidistant between the Underground stations at Camden Town (Northern Line), Kentish Town (Northern Line) and Caledonian Road (Piccadilly Line). Camden Road train station is close at hand, and there are Overground services from Kentish Town and Caledonian Road. The house is also well placed for access to the Eurostar terminal at King's Cross.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 995 years remaining Service Charge: approx. £3,000 per annum Ground Rent: approx. £100 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”.