

THE MODERN HOUSE



Hampstead Garden Suburb, London NW11
Sold

North End Road

Marking the entrance to Hampstead Garden Suburb on North End Road, this elegant three-bedroom apartment sits within an arts and crafts house by the notable art deco cinema architect George Coles. Recently renovated by Lipton Plant architects, the interiors seamlessly combine 1920s details such as tiled inglenook fireplaces and beautiful bay windows with modern elements in soft shades of green and dusty pink.

Wonderfully located in a conservation area only five minutes' walk from Hampstead Heath and Golder's Hill Park, this building embodies the character of Hampstead Garden Suburb. This house was built around 1928 to a design by George Coles, who later in his career became one of the best-known Art Deco cinema architects, and later converted to apartments. The interiors have recently been upgraded with exceptional care by Lipton Plant architects, to retain the wonderfully high ceilings, leaded glass bay windows and iroko floors.

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Entry is a lovely lobby with decorative glass panels and marble floor tiles. Unusually for the area, the 1920s house was converted to apartments in the 1950s, and this one occupies the entire ground floor. To the left is a huge double living space, with original sliding doors that separate what is now the kitchen from the living room. The kitchen is fitted with pale pink and plywood cabinetry that sits harmoniously within the smart cornicing of the room.

Each of the living spaces has a bay window, the larger of which is a wonderfully curved seven-panel form. During recent renovations the architects revealed two fireplaces, a handsome working inglenook with gently mottled sand coloured tiles and wood panelling, and a further 1950s iteration that has been tiled to match.

Across the hall are three bedrooms, of which the master is en suite, and a family bathroom. The apartment is incredibly bright and looks onto private gardens from every aspect. There is a garage and further parking space.

North End Road is an eight-minute walk from Golders Green Underground station (Northern Line), which also has good bus connections. The wonderfully wild Hampstead Heath extension is within close reach, along with Kenwood House, the swimming ponds, and the much loved Spaniards Inn for excellent Sunday roasts.

Hampstead Garden Suburb was founded by Henrietta Barnett in 1906, to coincide with the extension of the Underground system to Golders Green. Her intention was to prevent swathes of identical middle class houses being built, that had neither design nor community in mind. She commissioned a masterplan from Sir Raymond Unwin, later overseen by Sir Edwin Lutyens, to include communal squares, wide streets lined with flowering trees, parks and facilities. These are still incredibly well-maintained and the overall character of the conservation area is preserved by a governing trust.

Tenure: Leasehold Lease Length: approx. 850 years remaining Parking: Off street and private garage Council Tax Band: TBC Service Charge: approx. £650 per annum. The charge covers buildings insurance.



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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”.