

THE MODERN HOUSE



*London NW1
Sold*

Regent's Park Road III

Housed within an important Grade II-listed building designed by Ernö Goldfinger is this wonderfully proportioned two-bedroom apartment. Located on Regent's Park Road, it has a south-facing balcony and access to a beautiful communal garden. The interiors employ a masterful combination of concrete and wood; many modernist features from the original 1950s design have been carefully preserved, including mahogany joinery found throughout the bedroom, kitchen and entranceway. The apartment is largely in original condition and therefore may benefit from some updating.

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The Building

The building is one of Goldfinger's first post-war works, built between 1954-56, and marks the first stage of his progression from the restrained modern classicism of his Willow Road terrace towards the tougher, exposed grid structure which was to dominate his later iconic works. As described in the building's Historic England listing, "The bold expression of the balconies, with their mannered, pre-cast panels, is seen particularly as a foretaste both of Goldfinger's later works and the general development of a tougher architectural idiom in brick and concrete by younger architects from 1958 onwards." For more information, please see the History section below.

The Tour

The building is set back from Regent's Park Road behind a hardstanding, with its façade a visually arresting combination of red brick and concrete, creating a striking impact against the neighbouring stuccoed terraces. The central front door opens to a communal lobby paved with quarry tiles, beyond which is a cantilevered staircase with open treads and slender steel balustrades reminiscent of those in Goldfinger's now-demolished Player House in Surrey.

The apartment lies on the first floor. An entrance hallway bridges the living and sleeping spaces, with the living spaces at the front of the plan and the bedroom to the rear. There is plenty of space for storage in the large hallway. Inside, windows at each end flood the space with natural light. Cleverly conceived cupboards with sliding doors provide further ample storage space, while seamlessly adhering to the apartment's mid-century charm.

To the left of the front door is a generously proportioned living area, which has double glazed doors that open onto a sunny, south-facing balcony. The dining area, which would also work brilliantly as a study, leads to a galley kitchen; this can also be accessed via the entrance hallway, ensuring an easy sense of flow between the spaces. The dividing door between the reception room and dining area pivots to separate the two spaces or close off the kitchen.

A double bedroom lies at the rear of the apartment, with beautiful views over the communal gardens beyond. There is ample storage space found in the built-in wooden wardrobe and cabinetry. The smaller bedroom has similarly verdant views and also has an excellent provision of storage in its built-in wardrobe, which mirrors that of the larger bedroom. The adjoining bathroom has its original tiles, and there is a separate WC.

In the basement of the building, there is a communal room containing a shared studio space and laundry room, plus individual 2x2 metre storage rooms (one for each flat).

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Outdoor Space

The living area opens onto a concrete balcony, which faces the picturesque Regent's Park Road. Outside, the large communal garden is beautifully planted and encircled by impressive mature trees. It is backed by neighbouring gardens that form a wonderfully peaceful enclave behind the buildings that face the surrounding streets.

The Area

Located a short walk from Primrose Hill and the green expanse of Regent's Park, the apartment is close enough to London Zoo that you'll occasionally hear the roar of a lion. Nearby Primrose Hill Village is home to neighbourhood favourites Odette's, Greenberry Café and Primrose Bakery. Camden is also well known for its wealth of restaurants, pubs, bars and its world-famous market.

Camden Town Underground station (Northern Line) is an eight-minute walk away and Camden Road Overground station is a 14-minute walk. There are also multiple bus routes to central London. King's Cross Station is a short tube journey away, providing railway connections nationwide and served by Hammersmith & City, Circle, Victoria, Northern, Piccadilly and Metropolitan Underground lines; while St Pancras International station provides Eurostar connections to Paris and Brussels.

Tenure: Share of Freehold Lease Length: approx. 98 years remaining Service Charge: approx. £995 per annum Council Tax Band: F

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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”.