

THE MODERN HOUSE



*London NW1
Sold*

Royal College Street

The Grade II-listed façade of this smart terrace on Royal College Street in Camden conceals a wonderfully surprising apartment on the lower-ground floor. Built as a wood workshop in the early 1900s, the space has been carefully converted into a two-bedroom apartment that reaches over 1,300 sq ft internally.

With soaring double-height ceilings and skylights that draw sunlight into the voluminous living room, a considered approach was taken by previous architect-owners using quality contemporary finishes to enhance the period character of the building.

Inside the apartment, the kitchen is positioned at the front of the plan. This part of the building forms the lower-ground floor of a terraced house dating to 1845. The large kitchen incorporates a wide lobby and space by the front door for coats, and opens into the rest of the apartment with a pleasant sense of flow. A lovely original east-facing sash window draws morning light in.

THE MODERN HOUSE



Royal College Street

A smooth stainless-steel worktop with an inset sink sits at the centre of the space, while white cabinetry runs down one wall of the room to culminate in an in-built desk. There is extensive and well-conceived storage throughout the apartment; under-pavement vaults have been converted to a bicycle store and wine cellar.

A step up leads across the threshold into the Edwardian workshop space, which has an impressive sense of scale. Wonderfully-worn original floorboards run underfoot and a mono-pitched roof is set with a huge bank of skylights that envelop the room in light.



As this space extends behind the housing line, there are few direct neighbours and views only to the trees through the windows above and along one side. A woodburner warms the room, and there is an in-built dining table and bench. A clever use of light-industrial fittings, including cast iron radiators, is paired with some classic warehouse finishes like bare brick in an honest and modern interpretation of the space.

There is one bedroom with huge sliding windows, up a set of stairs. The master bedroom is on the ground floor, and has a lovely set of duck-egg blue wood-framed windows and contemporary bespoke cabinetry.

Royal College Street is exceptionally well located, just a two-minute walk from Camden Road Overground station and a thirteen-minute walk from King's Cross Station for Hammersmith and City, Circle, Victoria, Northern, Piccadilly and Metropolitan tube lines, as well as Overground and Eurostar services. Camden Town Station, a six minute walk from the apartment, is connected to all branches of the Northern Line.



London, North London
Sold

Regent's Canal crosses Royal College Street, offering lovely walking routes to Regent's Park and Primrose Hill in one direction and the recently-completed Kings Cross regeneration in the other. Granary Square is at the centre of this exciting redevelopment and is home to the Central Saint Martin's campus and Google's London office, amongst many other exciting design and tech companies. 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-side. There is also a newly opened Everyman Cinema.

Tenure: The workshop rear of the apartment is freehold, while the front ground floor of the terrace is Leasehold
Lease length: approx. 92 years Ground rent: approx. £250 per annum Parking: it is possible to apply for an on-street permit Council Tax: Band D

THE MODERN HOUSE



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”.