

THE MODERN HOUSE



Smyrna Road, London NW6
Sold

Smyrna Mansions

This visually-arresting and light-filled two-bedroom apartment is located on the top floor of a period mansion block a short walk from the centre of West Hampstead. The property has been exquisitely renovated by the current owner to a design by award-winning architect and designer Jack Woolley.

The apartment measures approximately 1070 sq ft internally, and is accessed via a wide communal stairwell (there is no lift). Entry is to an expansive open-plan living and dining space, and kitchen with Corian worktops and appliances by Miele and Bosch.

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Stripped-wood flooring and raw plaster walls in all but the bathrooms reflect and enhance the abundance of light throughout with uplifting effect. A glazed arch grants access to the south-west facing balcony and elevated views across west London. Dimmable Viabuzzuno strip-lights provide a subtle sculptural feature overhead, and exposed rafters are given a second utility as shelving. A wood burner and plethora of high storage cupboards are thoughtfully recessed, reducing shadows and highlighting the impressive volume and ceiling heights.

A wall curvature with shadow gaps and recessed LED lights has been added to mirror the original corridor line, and a large roof light floods the space with further natural light. To the right is a sublime guest WC and wet room clad in 'Marmoreal' terrazzo by Dzek and Max Lamb, and brass Vola fixtures.

Beyond is the Master bedroom with large en-suite bathroom, within which are concealed the utility appliances. Both bathrooms are heated underfloor. The second, larger bedroom is currently used as a study and library and has a working fireplace. All windows have been newly replaced with solid oak frames and thermal insulation double glazing. The apartment is fully alarmed.

The flat is located on Smyrna Road just off West End Lane. The green spaces of Primrose Hill and Regents Park are nearby and Kilburn Grange Park, which has tennis courts, is a three-minute walk. There are a number of highly regarded schools and pre-schools locally.

The transport links in the area are excellent. The nearest Underground station is West Hampstead (Jubilee Line). South Hampstead and West Hampstead both run London Overground services and there is also a Thameslink line at West Hampstead. The North Circular is nearby for access out of London by road.

Tenure: Leasehold with Share of Freehold Service Charge: approx. £250 per month



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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”.