

THE MODERN HOUSE



Branch Hill Estate, London NW3
Sold

Spedan Close

Set in a wonderfully secluded private estate next to West Heath, is this unique two-bedroom modernist house designed by Benson and Forsyth and completed in 1978. The peaceful, Grade-II listed development is positioned on a gently sloping site surrounded by woodland.

Entered from the red-brick communal path, accommodation is cut into the hillside and arranged over three half levels. At entrance level, there is an L-shaped kitchen and dining area. A short flight of steps ascends to the very bright reception room, one end of which is fully glazed and has access to a steel spiral staircase that leads to the private south-west facing garden. Also at this level is a separate WC.

The lower level has a bathroom and two bedrooms, both of which have access to the patio garden through distinctive double stable doors. A sliding partition can be used to divide the bedrooms, either creating one large space, or two good-sized rooms.

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A bespoke, pull-down bed in the reception room can be used for guests, and a pair of sliding doors that are mounted on rails can be manoeuvred to separate the bed from the main living area. The house was designed with plenty of built-in storage, including a large crawl space in the main bedroom, currently used as a wardrobe.

Completed in 1978 and previously known as Branch Hill, this was one of Camden council's flagship low-rise developments and is now Grade-II listed. Architects Gordon Benson and Alan Forsyth, influenced by their work with Neave Brown on the Alexandra Road Estate, and guided by Camden borough architect Sydney Cook, devised a scheme that has been likened to an Italian hill town, as the lawn slopes down to thick woods. The development comprises 21 pairs of two-storey semi-detached houses in three rows with brick pathways between. Materials used are in the Camden Architects house style which employs smooth-finished, white concrete that contrasts effectively with the dark-stained original joinery and exposed structural skeleton. The property sits within the grounds of an Edwardian Mansion. From the highest point looking down the roofs create the impression of an unbroken garden flowing down the slope.

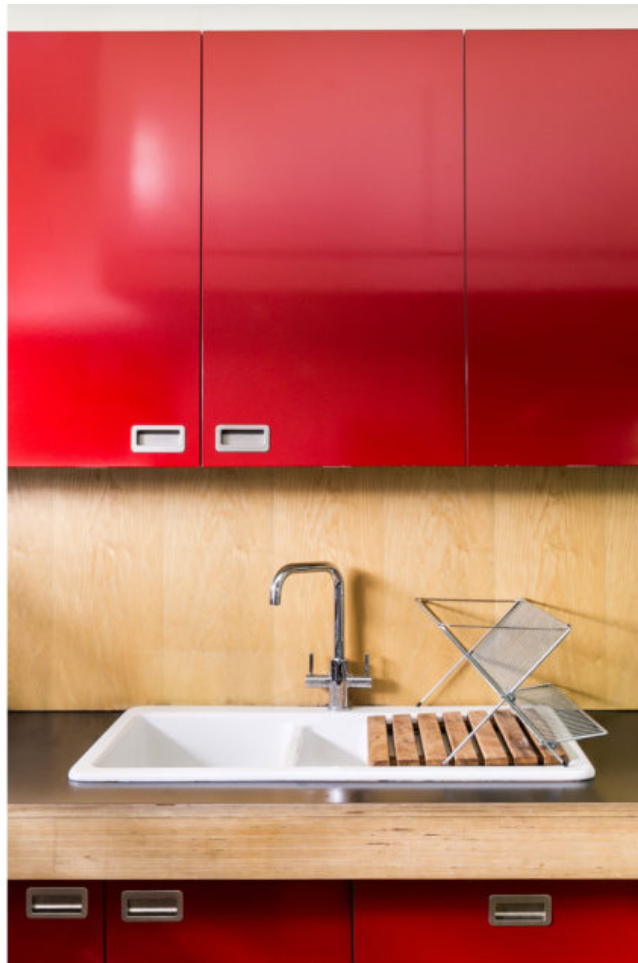
The property is situated just to the west of Hampstead Village, within a short walk of the shops and the Underground station (Northern Line) on Hampstead High Street. The vast open spaces of Hampstead Heath are within easy reach, and the area contains some of London's best independent schools.

Tenure: Leasehold Lease Length: approx. 111 years (125 years from 12 May 2003) Service Charge: approx. £2,816.34 per annum



London, North London
Sold

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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”.