

# THE MODERN HOUSE



*Camden Road, London N7*  
*£2,250,000 Freehold*

## Tramways

This substantial, light-filled warehouse conversion occupies a significant portion of a former tram shed in Lower Holloway. Set over three floors, the internal space extends to approximately 3,754 sq ft and includes two bedrooms, two mezzanine spaces that can be used as further bedrooms or study spaces, an enormous and versatile artists' studio, an integral garage and a south-facing roof terrace.

### *The Tour*

The house is accessed via a discrete frontage on a quiet side street off Camden Road. There are three points of access, through doors at either end of the property or via the integral garage.

The main entrance is adjacent to the garage and leads through a wide entrance hall to the studio space. This expansive space has been used in the past as both a photographic studio and as a living space. For use as the former, it benefits from enormous ceiling heights, independent ramp access and a three-phase electrical supply. As the latter, it has its kitchen, bathroom, bedroom and entrance.

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## Tramways

Stairs at either end of the house can provide access to the upper level, furthering the versatility in which the spaces can be used and divided.

The main living space occupies the first floor and is bathed in an extraordinary amount of natural light from a soaring roof lantern that spans the length of the room. The floor is almost entirely open plan, with mezzanine rooms at either end which can serve a variety of functions.. The main staircase reaches a breakfast area with access to a small terrace that leads to the kitchen area and a bathroom beyond. A short set of steps ascends to the main living space, arranged around a fireplace on the north-eastern wall. A further shower room occupies the northern corner. Opposite is a massive bedroom that spans a good proportion of the southern façade.

### *Outdoor Space*

A large decked terrace is accessed via a set of open tread steps at the southern end of the room.

### *The Area*

Camden Road is located a short distance from Highbury Fields, Islington and the shops, bars and restaurants of Upper Street. Highgate Village and the open spaces of Hampstead Heath are also close by. There are a number of excellent pubs in the area, including St John's Tavern and The Landseer, and a weekly farmers' market is held at the Tufnell Park Tavern. Waitrose on Holloway Road is located a few minutes' walk from the house.

The area has excellent transport links, with connections to the Piccadilly Line at nearby Holloway Road and Caledonian Road stations. Highbury and Islington station, a short bus ride away, has Victoria Line and London Overground services.

Tenure: Freehold Council Tax Band: G

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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”.