

THE MODERN HOUSE



Architect: Robert Dye
Womersley Road
London N8

£2,495,000 Freehold

Offering more than 3,000 sq ft of wonderfully bright and engaging space, this substantial five-bedroom period house with southwest-facing garden is ideally suited to family living. It was renovated and extended by the current owners in conjunction with the admired architect Robert Dye in 2006-07.

The house is semi-detached and approached via a front garden. It opens onto a large entrance hall with original floor tiles. Turning the corner into the dining area, the feeling of space and drama is immediately evident, with natural light pouring in from both sides. At the front is a kitchen with marble worktops, perfectly set up for entertaining, with a big dining area in the middle of the space set around a fireplace. There is a glass balustrade and a set of steps down to the sitting room in the extension at the rear, which has a sliding wall of Finline glazing opening to the outside. The sunny garden has an area of decking and a lawn, with a shed at the back concealed by a yew hedge.

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The sitting room leads, in turn, to a media room on the lower ground floor. Beyond is a guest bedroom with en-suite bathroom, which would work well for a nanny or a teenager: there is a separate staircase and a glazed door from the side return that could potentially provide alternate access.

Ascending to the first floor, there is a family bathroom on the half landing, containing a bath, separate shower, and a utility area. There is a huge bedroom at the front, with grand sash windows, and another double bedroom at the rear. The house has two further bedrooms, including a master suite in the eaves, which has an en-suite bathroom with freestanding bath, a dressing area and large amounts of under-eaves storage. It opens onto a roof terrace with views over neighbouring gardens and Alexandra Palace in the distance.



As part of the refurbishment, the current owners added solar panels for electricity and hot water, as well as exterior insulation. New double-glazed sash windows were installed at the front, and the ones at the rear were refurbished. There is under-floor heating on the ground floor.

Womersley Road is a very quiet residential street within a short walk of Crouch End Broadway, with its many shops and restaurants. Finsbury Park provides expansive areas of green space, and the wonderful Parkland Walk is a wooded 2.5-mile disused railway line that runs to Highgate. Local transport links include Crouch Hill and Harringay Overground stations.



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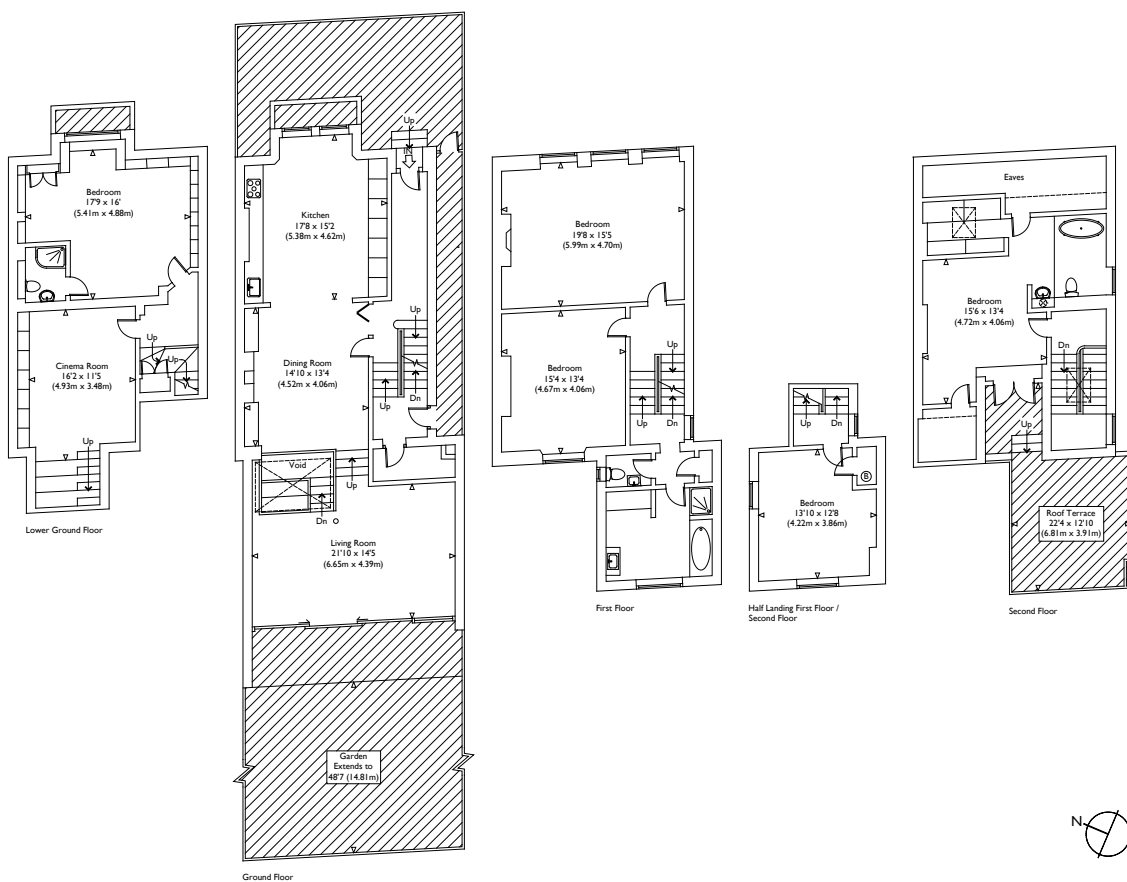


Illustration for identification purposes only, measurements are approximate, not to scale.

VIEWING ARRANGEMENTS
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WOMERSLEY ROAD, LONDON N8

Approximate Gross Internal Floor Area : 3027 sq ft / 281.2 sq m
 (Excluding Restricted Height Area / Eaves & Void)
 Approximate Gross Internal Floor Area : 3168 sq ft / 294.3 sq m
 (Including Restricted Height Area / Eaves)

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