

THE MODERN HOUSE



*London NW10
Sold*

Park Road

Situated on a quiet, tree-lined residential street close to the centre of Harlesden is this substantial and wonderfully engaging six-bedroom house with studio annexe, large private garden and off-street parking. Having been extended and renovated to approximately 2,350 sq ft, the architect owners have succeeded in creating a colourful, energetic family home that combines versatile open-plan living with the option of privacy.

Internal accommodation is arranged over three levels. Entry is via a hall with storage partition, to an expansive open-plan reception of impressive volume and proportion with oversize skirting and wide-board oak flooring, and a seating area with wood-burning stove. Bay windows at the front and back pour light into the living and dining space and a glazed door opens to the rear decking.

Through separate cased openings is the kitchen which centres around a timber worktop unit. From here there is further access to the side decking and to a self-contained studio annexe with kitchenette, shower room and independent rear access.

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On the first floor, within the rear extension, a corridor of storage reaches to two bedrooms, a family bathroom and a separate WC. Rising a split level in the original part of the building are two large double bedrooms, both with built-in floating wardrobes, and a study room.

The second floor contains two more large bedrooms separated by a bespoke plywood divider with storage, and a mosaic-tiled shower room with Japanese bathtub.

At the rear, decking extends the length of the extended portion which is clad in the same material, providing a wonderful sense of aesthetic continuity. There is sheltered bike storage on the right and a large lawn garden beyond.

Over the course of the extensive renovation, external walls have been insulated, along with new plumbing and electrical wiring, and all windows installed with sympathetic double glazing.

Park Road is situated within close proximity of the bustling Harlesden High street. The area is experiencing large levels of investment, including the new Crossrail train network and the potential development of Old Oak Common to create the HS2 interchange. The outstanding amenities of Notting Hill and Queens Park are within easy reach, as is Westfield shopping centre. Kensal Green, with its excellent pubs, restaurants and green spaces, is within easy reach. There is quick road access to the west via the A40/M40. The Underground is available at Harlesden (Bakerloo Line), around a five minute-walk, and Overground services can be found at Willesden Junction (Zone 2) and Harlesden (Zone 3). Park Road has a strong sense of community and is within a short walk of Maple Walk Primary School, St. Joseph Primary, Leopold School and Nicoll Nursery.

*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”.