

THE MODERN HOUSE



*London NW5
Sold*

Patshull Road

Having been elegantly remodelled by Block Architecture in collaboration with architect Neil Porter and designer Naomi Porter, this handsome four-bedroom semi-detached house is very well located within the Bartholomew Estate conservation area in Kentish Town.

The traditional layout of the house has been thoughtfully rearranged to maximise the space and light of the large living areas. The kitchen, elegant and minimal in its design, is positioned at the front of the house and backs onto a dining area that centres around a striking stone fireplace that is cut into the wall. Wooden floors run throughout the space.

Beyond the dining room, and housed in a two-storey rear extension, is the main reception, a sunken space laid with stone tiles that runs seamlessly to the rear garden through vast glazed doors. An extraordinary polished-plaster wall extends upwards through the ceiling to the floor above, encased in glazing that transfers light between the floors. The garden itself is south-facing and divided into a patio and lawn, separated by a lateral water feature.

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A flight of stairs leads to the first floor landing, where a wonderfully light study/bedroom has access to a south-facing roof terrace. To the front of the house, up a half level, is the expansive L-shaped master suite, with two elegant sash windows that flood the space with north light. There is a walk-through dressing room with wardrobes that line both sides, and an open bathroom.

The second floor has two large bedrooms and a family bathroom. The loft space has been converted to include a fourth bedroom in the eaves and large amounts of useful eaves storage. Underfloor heating has been installed in the rear extension on both the upper and lower floors.

The house can be found on the highly coveted Patshull Road, just to the east of the shops, cafes and restaurants of Kentish Town. The green spaces of Primrose Hill, Regent's Park and Hampstead Heath are all close by.

Local transport links are excellent, with Kentish Town station (Northern Line) and Kentish Town West (London Overground) both within five minutes' walk. A number of buses run south along Kentish Town Road into central London via Camden. Camden station is also within easy walking distance.



*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”.