

THE MODERN HOUSE



*London NW8
Sold*

Abbey Road

A sense of Parisian elegance and grandeur permeates this sweeping five-bedroom apartment in St John's Wood. It occupies a rare corner position on the third floor of Neville Court, overlooking The Beatles' Abbey Road crossing, and has an internal footprint in excess of 3,000 sq ft.

The Tour

The apartment has been the subject of a passionate and comprehensive restoration by the current owners. Cornicing has been reconditioned, floors have been replaced with French oak, and bespoke joinery has been finished by a team of Italian craftsmen.

From Abbey Road, external steps lead up to a communal entrance; from here the third floor can be reached by stair or lift. The apartment occupies the footprint of what would have been two flats, with entry to a wonderful octagonal hall. Here, solid oak parquet flooring is arranged in a Versailles pattern, becoming herringbone in the living areas.

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The principal living spaces, namely the dining room, sitting room and study, are a series of large interconnecting reception rooms lit by several French windows. Nine of these glazed outlooks line the south-westerly façade at treetop height, flooding the space with natural light, each opening onto a balcony that culminates around a further dramatic octagonal space at the apartment's southerly tip. Perhaps the most impressive room in the apartment, this expanse is lit by three towering, arched French windows and warmed by an open fireplace.

There are a remarkable 25 windows throughout the apartment, allowing light to penetrate almost every corner. In response, a subtle palette has been employed to mark the shifts from one space to another, creating excellent plays on colour when looking through rooms and corridors to neighbouring spaces.

To the north of the entrance hall lie five bedrooms situated off a long corridor, one of which is currently used as a secondary sitting room. The kitchen is positioned at the end of the hallway behind Crittall-style doors, and adopts a more contemporary aesthetic, with painted steel beams, micro-cement floor and stainless-steel units by Binova. To one side is a separate utility room.

The Area

Abbey Road runs north to West Hampstead and south to Marylebone. Moments from the apartment are the shops, cafés and restaurants on St John's Wood High Street and West End Lane. The open spaces of Primrose Hill and Regent's Park are also within a short walking distance.

The closest Underground station is St John's Wood (Jubilee Line), which is a three-minute walk and just two stops from Bond Street (Jubilee and Central lines).

Tenure: Leasehold Lease Length: approx. 980 years remaining Service Charge: approx. £9,000 per annum (includes buildings insurance, freeholders' administration or management charges, communal cleaning services, concierge or caretaker, sinking fund, communal garden maintenance, CCTV) Council Tax Band: G



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”.