

THE MODERN HOUSE



*London NW1
Sold*

Arlington Road

Combining Georgian grandeur with striking contemporary design is this beautiful two-bedroom Grade II-listed townhouse in the heart of Camden. Designed by and-associates, the house has an expansive private rear garden and a roof terrace with long city views and excellent sunsets. The prevailing aesthetic favours exceptional materials and occasional splashes of colour to create a set of interiors truly fit for modern living.

The Tour

The house is positioned towards the middle of a Georgian terrace built in 1850 and just a few minutes walk from the shops, restaurants and cafes of Camden Town. The façade is characterised by ground-floor sections of white stucco topped with London stock brick, arched sash windows and first floor balconies with wrought-iron railings. The house has a beautiful wisteria adorning its façade, climbing over four graceful storeys.

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The ground floor plan comprises an open-plan kitchen and dining area positioned to one side of the entrance hall. These spaces are wonderfully bright, bathed in natural light care of a large arched sash window at the front of the plan. There are narrow, reclaimed oak floorboards from LASSCO underfoot and built-in storage space along one wall. The kitchen is designed by Roundhouse and naturally flows from this space. It has worktops of Zodiac quartz with integrated appliances. A glass balustrade addresses a double-height wall of steel-framed factory glazing, overlooking a void leading down to the lower ground floor.



A staircase descends to an expansive living room with a striking wall in International Klein Blue. This area of the house is lined with large format terracotta tiles from Domus and has a reclaimed 1930s stone fireplace towards the front of the plan. Another steel-framed window allows light in via a large lightwell.

An artist's studio is positioned on the first floor; this space could easily be used as another bedroom and has a full-size sash window that opens to a slim balcony. There are built-in desks along each wall with plenty of shelving and storage space. A large family bathroom sits at the rear of the plan. It has a marble-topped bath with micro-tile surrounds, large mirrored cabinetry and a yellow woven vinyl floor. Full-height glazed doors open from here to a roof terrace, which looks out over the garden below.



The second floor is given over entirely to the main bedroom suite. This is a truly impressive space with built-in wardrobes along one aspect, a large glazed sash window and an en suite shower room with marble surfaces, white tiles and a charming porthole window overlooking the garden. Stairs ascend to a generous roof terrace with expansive views across London.

Outdoor Space

The house is spoilt for outdoor space. A walled garden lies at the rear, accessed via a glazed door from the ground floor. A spacious patio area unfolds in front of steel-framed windows that frame the striking view back towards the house, dissecting the lower and ground floors.

The garden itself is formed of mature plants and shrubs, including a particularly beautiful palm, which provide shade to the gravelled section (currently used as an informal seating area). Between the patio and the seating area at the foot of the garden is a fish pond, surrounded by low-level planting.

The first floor has an unusual balcony, accessed via glazed doors from the family bathroom. This has been decked and lined with plants to create a wonderful elevated spot for early evening drinks, overlooking the garden below.

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Perhaps the most impressive of the three private outdoor spaces is the roof terrace. Accessed via a birch ply staircase and large electric skylight from the main bedroom, this space is surprisingly peaceful. Flanked on one side by original Georgian chimney stacks, it has sweeping views to the south-west taking in amazing sunsets, and there is plenty of room for dining outside. The current owners have lined the space with plants and shrubs, including two olive trees.

The Area

Arlington Road is located less than two minutes' walk from the vast array of shops, cafes and restaurants that form Camden Town. Primrose Hill and the green expanse of Regent's Park is less than 10 minutes walk to the west. Nearby Primrose Hill Village is home to neighbourhood favourites Odette's, Greenberry Café and Primrose Bakery. Camden is also well known for its world-famous market and wealth of independent restaurants, cafes and venues, including an outpost of plant-based restaurant Mildreds, The Jazz Café, The Roundhouse, iconic gelato parlour Marine Ices and "new-school fish and chips" at Hook.

Camden Town Underground station (Northern Line) is less than five minutes' walk away and Camden Road Overground station is less than 10 minutes. There are also multiple bus routes to central London. King's Cross Station is a short tube journey away, providing railway connections nationwide and served by Hammersmith & City, Circle, Victoria, Northern, Piccadilly and Metropolitan Underground lines; while St Pancras International station provides Eurostar connections to Paris and Brussels.

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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”.