

THE MODERN HOUSE



Buller Road, London NW10
Sold

Articles

Articles is an excellent collection of contemporary newly built houses, designed in collaboration between design-led developers Artform and interior designers Scenesmith. Set within a private gated courtyard, the six houses that form Articles are characterised by the finest contemporary materials and feature large-scale warehouse windows, private terraces and a unique sense of peace and calm, just a short walk from Queen's Park and Kensal Green.

The Houses

Located at the end of a gated driveway lined with gabion walls and planting, the houses at Articles form a peaceful enclave configured around a central landscaped courtyard, a short walk from the shops, restaurants and cafes of Chamberlayne Road. The houses form a unique terrace, orientated around the green and punctuated with large-scale warehouse windows, influenced by the site's industrial heritage. A linear first-floor apartment, which has already been sold, runs above the houses' off-street parking spaces.

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The first three houses currently for sale have three or four bedrooms, configured across three floors. All have private ground-floor courtyards and large first-floor terraces. Please see the floorplans for more detailed information.

The Tour

Each of the houses has a unique shape, orientation and plan, within which Scenesmith have created a set of open, flowing interiors that seek to break down the boundaries between inside and out. Ground floor accommodation is arranged in an open-plan style; some of the spaces are double-height and bathed in natural light by slim-framed factory windows and fireplaces. Beautiful floorboards in engineered oak with underfloor heating run underfoot. The bespoke contemporary kitchens by Shape are formed of Corian worktops, delicate cabinetry and integrated appliances. The ground floors also include a guest WC, cloak and utility rooms and storage cupboards.

The first floor plans vary slightly across the unique houses that form Articles, but all are given over to main bedrooms with built-in wardrobes and en suite bathrooms, as well as including a terrace with walk-on glass, allowing natural light to pour deep into the ground floor living spaces. The larger houses each have another bedroom neighbouring the main suite. The second floors, accessed via staircases surrounded by intricate brick details, have two large double bedrooms and an additional bathroom. These spaces have elevated views across the courtyard below.

Outdoor Space

Each of the houses in Articles has its own private ground floor courtyard that looks up towards the large first-floor terrace, creating a multi-layered outside environment. In addition to this, there is a landscaped, communal courtyard, around which the houses are configured, which is a perfect, secure space for children to play.

The houses each have one covered parking space, located beneath the apartment, plus an electric vehicle charging port per space. There is also a bin and bike store.

The Area

Originally agricultural land until the mid-1800s, Kensal Green and its sub-district Kensal Rise are now characterised by charming Victorian terraces and an array of shops, cafes and restaurants. Chamberlayne Road is within easy reach, with its fine selection of independent cafés, restaurants, delis, pubs and shops – including a butcher, greengrocer, specialist bakery and one of London's finest florists. Local favourites include Sacre Cuore pizzeria, indie cinema The Lexi and Retrouvius for design lovers.

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Articles is brilliantly located just 10 minutes walk from Queen's Park and close to the Grade I-listed, 72-acre open space of Kensal Green Cemetery. It's also only a few minutes from the northern end of Ladbroke Grove and the Grand Union Canal towpath. Stretching 137 miles from London to Birmingham, the Grand Union Canal is the longest canal route in England, and a slice of it runs directly through Kensal Green. The Paddington arm winds through west London, a natural walkway filled with greenery.

The nearest underground station to Articles is Kensal Green (around seven minutes' walk) which has access to both the Bakerloo Line and London Overground services. Further Overground services run from Queens Park and Kensal Rise station (10 and 15 minutes walk respectively), with connections to Richmond in one direction and Highbury & Islington in the other. Westbourne Park and Ladbroke Grove are both easily reached for access to the Hammersmith & City Line. The area is well served by a wide range of bus services into central London and elsewhere.

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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”.