

THE MODERN HOUSE



*London N19
Sold*

Bavaria Road

This truly exceptional live/work loft with wonderful double-height space and huge windows is situated on the top floor of a former Methodist chapel. The apartment was the subject of an award-winning conversion by West Architecture in 2006, and would be ideal for use by an artist or a designer.

The property measures approximately 988 sq ft, to include an entrance hall with a bathroom off it, a huge reception room with open-plan kitchen, and a sleeping area on the mezzanine. There is a very large amount of storage in the roof space, which could potentially be converted to become another mezzanine, subject to building regulations and the addition of a second staircase. The studio has a resin floor with underfloor heating.

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Access to the mezzanine is via an elegant folded mild-steel staircase. The balustrade, which is made from birch-faced plywood, is solid to give privacy to the sleeping space. The project was given a Wood Award in 2006, with the judges commenting: "The delicacy of the structure and the contrast of the steel and timber make this project a delight." It was also shortlisted for the AJ Small Projects Award, and featured in the book *Detail in Contemporary Kitchen Design* by Virginia McLeod.

Bavaria Road is a small residential street off Hornsey Road. It is within walking distance of Archway Underground station (Northern Line) and Upper Holloway Overground station. There are also excellent bus links.

Tenure: Leasehold with Share of Freehold Service charge: approx. £1,200 per annum



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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”.