

THE MODERN HOUSE



London N19
Sold

Bavaria Road

This immaculate home on Bavaria Road in Hornsey, north London, is a truly exceptional creation. The expansive space lies on the top floor of a 19th-century former Methodist chapel and is defined by its brilliantly high ceilings, huge original arched windows and immaculately conceived interiors. Unfolding over approximately 1,200 sq ft, the apartment was the subject of a recent extension by West Architecture, which saw the addition of a second mezzanine level to increase its already substantial footprint.

The Building

The beautiful interior plan was designed by West Architecture in collaboration with the current owner, a curator and creative entrepreneur. West Architecture added a first mezzanine level in 2006 – now home to a peaceful living area – and then worked with the current owner in 2016 to add a second, enclosed mezzanine level along the roofline, which is where the main bedroom lies.

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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 ‘Best home interior’ by Dezeen in 2020 and an AJ Small Projects Award, as well as being featured in the book *Detail in Contemporary Kitchen Design* by Virginia McLeod.

The interiors have been featured in a range of international interior and lifestyle press, including *Elle Decoration*, *Attitude*, *Living Etc.*, *Wallpaper**, *The Spaces*, and *A Modern Way to Live* by The Modern House founder, Matt Gibberd.

The Tour

The handsome navy-blue façade of the former chapel stands out amongst its traditional brick-fronted neighbours on Bavaria Road. Entrance is to a communal hallway, where there is storage space for bicycles. Stairs lead up to the first floor and the apartment’s front door, which opens to an entrance hall that leads directly to a newly fitted bathroom at one end; here, there is a bath with a large skylight above.

The expansive open-plan living, kitchen and dining area forms the heart of the space. Light streams in through four enormous original sash windows with bespoke shutters, illuminating the beautifully minimal, contemporary space and creating a wonderful sense of volume.

The newly fitted kitchen has plywood worksurfaces topped with stainless steel and benefits from the same exceptional quality of natural light found throughout the living area. It is the perfect spot for cooking while entertaining – brilliantly sociable yet simultaneously infinitely practical.

The studio area has a resin floor, replete with underfloor heating.

A folded mild steel staircase leads up to a suspended plywood mezzanine which is home to the library. With plenty of built-in shelving, it is the perfect spot to curl up with a good book on the weekends. A skylight above lets natural light in, while the pitch of the chapel’s roof creates a sense of volume.

A second staircase leads to the main bedroom. This room is lined in whitewashed plywood and is a wonderfully warm, pared-back space inspired by the current owner’s time spent in Tokyo. A sliding panel covers the opaque glass at night, creating a peaceful sanctuary. There is a full wall of wardrobe storage in this room, plus additional storage behind.

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The Area

There is a wide range of shops, cafes and restaurants in the immediate area, including the excellent Big Jo. The house is a short walk from Stroud Green Road, home to organic shops such as Urban Native and Butler's, an independent wine shop and delicatessen. The restaurants of Blackstock Road, such as Patron Cave à Manger and Slice by Pizza Pilgrims, are also close at hand.

Waterlow Park and the famous Highgate Cemetery are both nearby, as is Finsbury Park, while Hampstead Heath is around a 30-minute walk away. Crouch End is within easy reach, with its excellent selection of shops, restaurants, pubs and cinemas. Alongside Arthouse, a local arts centre and independent cinema, there is also a Picturehouse cinema.

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: Share of Freehold Lease Length: approx. 100 years remaining Service Charge: approx. £3,000 per annum Council Tax Band: D

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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”.