

THE MODERN HOUSE



Carlow Street, London NW1
Sold

Carlow House

This fantastic apartment in Camden unfolds over the second floor of a former warehouse. The interiors have been refurbished with tactile materials that hark back to the former industrial use of the building: copper, meshed steel, and exposed brick are all present. A versatile apartment cleverly designed, the living space can be converted into a second bedroom when required. There is a 12-hour concierge service along with a generous communal courtyard designed by Rabih Hage, which is London's largest winter garden; the green spaces of Regent's Park and Primrose Hill are just a ten-minute walk away.

The Tour

The white-rendered facade of Carlow House is punctuated by industrial, metal-framed windows, with the entrance lobby set beneath a gently curved protruding arch. This opens into a four-storey atrium, where walkways run around the perimeter of the building on each level. A domed skylight above welcomes light into the space, creating a connection with the outdoors and ensuring a bright atmosphere reigns. There is lift and stair access to all floors.

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This apartment is positioned on the second floor, where a front door opens to a generous hallway lined with bookshelves along one side. Reclaimed oak flooring from Retrouvius has been used throughout, working in harmony with the steel beams, exposed brick walls and copper piping. Two banks of metal-framed windows rise high to the ceilings from deep sills; brickwork surrounds the glazing, and grey radiators are situated below.

The open-plan living space has been carefully delineated into dedicated areas for relaxing and dining; the dining area is currently situated centrally, creating a sociable sense of flow between the living room and the kitchen that lie on either side. A bedroom/office area is nestled in a corner aside a wide bank of steel-framed glazing. This latter space is most often used as a study, although works equally well as a bedroom care of a discreet fold-down bed set within the muted grey cabinetry.

The kitchen takes the form of two perpendicular Corian worktops set above oak-fronted cabinetry painted a handsome navy blue; one cabinet below and one above have been left in their untreated state, creating a wonderful patina. A stainless steel sink is positioned below a splashback of metro tiles set in a subtle grey grout, working in considered conversation with the geometric floor tiles below; all tiles in the apartment are sourced from Bert and May.

A black-framed, frosted section of glazing forms the wall between the living room and the main bedroom behind. This is accessed through a sliding meshed steel door in a vibrant shade of red, and employs a similarly industrial palette of materials. Exposed steel beams and copper piping run vertically, with rough-hewn plaster on the bedhead wall adding to the textured quality. The en suite is accessed via a sliding green door that hangs on a black steel rail, its handle made from an old wooden spinning loom. Rich green tiles clad the floors, with the same striking colour used on the lower section of the wall. There is a large walk-in shower, a square concrete sink and a brass towel radiator.

The main bathroom lies to the rear of the study/second bedroom, enclosed by blue-painted walls. Underfloor heating sits below geometric floor tiles; a square concrete sink by Burlington rests on a steel base with a rusted patina, oak boards form the bath panel and there is a frameless glass bath screen. All piping is copper, working in harmony with walls finished in rusty red and muted grey tones.

Outdoor Space

Created by award-winning international designer Rabih Hage, the grand centrepiece of this building is a vast, communal courtyard, bursting with a wonderful variety of plants, trees and walkways that make up London's largest winter garden.



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The Area

Carlow Street is located in Camden, well known for its wealth of restaurants, pubs and bars, and its world-famous market. Local favourites include The Jazz Café, The Roundhouse, and gourmet deli Melrose and Morgan. The apartment is located less than a 10-minute walk east of Regent's Park, with Primrose Hill and Village nearby and home to neighbourhood favourites Odettes restaurant and the Greenberry Cafe.

The apartment is situated between Camden Town and Mornington Crescent stations (Northern Line), which are an eight-minute walk north and a three-minute walk south respectively. There are 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.

Tenure: Leasehold Lease Length: approx. 991 years remaining Service Charge: approx. £4,000 per annum Ground Rent: approx. £400 per annum Council Tax Band: E

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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”.