

THE MODERN HOUSE



*London NW5
Sold*

Coity Road

This much-admired four-bedroom terraced house was reconfigured and extended in 2009 by the renowned architecture practice Paul Archer Design.

The Victorian front façade offers little indication of the modernity within. The raised ground floor has been reworked to provide an expansive reception, dining and kitchen space, which is as suited to family living as it is to entertaining. Full-height glazing draws in the natural light and surrounding greenery. The angled two-storey extension opens onto a decked garden set over a number of levels.

The master bedroom and en-suite bathroom are housed within the bottom section of the extension on the lower ground floor, and there is another bedroom at the front. There are two further bedrooms and another bathroom on the first floor. The house also has a utility room and plenty of storage.

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Paul Archer Design describe their extension as follows: 'The raw concrete of the retaining walls and steps at the foot of the extension provide a solid base, whilst the overhanging bands of sheer glazing and slate rise vertically, playing with the perception of height. The darkness and texture of the Welsh riven slate contrasts with the light airy feeling from inside, whilst drawing on references to the extensive use of slate in Victorian buildings.'

Coity Road is a quiet residential street within walking distance of the Underground stations at Kentish Town and Chalk Farm (Northern Line), as well as Kentish Town West Overground station, with quick access to St Pancras International. It is within easy reach of the shops, cafes and restaurants on Kentish Town Road, the popular Soho House restaurants on Highgate Road, and the nightlife of Chalk Farm and Camden Town.

The nearby Collège Français Bilingue de Londres is a private school teaching the French curriculum, Kentish Town Sports Centre and Talacre Community Sports Centre offer a wide variety of leisure activities, the Zabłudowicz Collection has contemporary art installations in a former Methodist chapel, and the Forum and the Roundhouse are among a number of outstanding local music venues. The peaceful open spaces of Primrose Hill, Regent's Park and Hampstead Heath are close by.



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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”.