

THE MODERN HOUSE



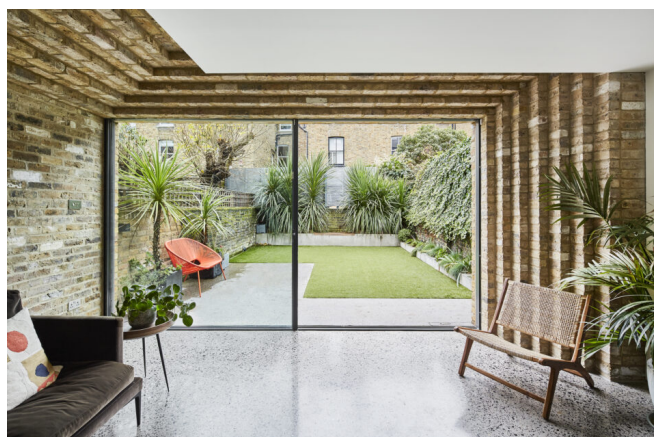
Estelle Road, London NW3
Sold

Step House

An exemplary celebration of material, form and light, this remarkable five-bedroom house is located at the Parliament Hill end of Hampstead Heath and has been recently extended and renovated to an innovative design by architects Bureau De Change. It extends to approximately 2,600 sq ft and is arranged across five levels, with a large south-west facing garden, roof terrace and internal courtyard patio.

The architects dubbed the project “Step House” in reference to their inventive use of brickwork, designed as rhythmically stepped layers of exposed London stock reclaimed from the original house. In their words, the project “reimagines the conventional terraced-house extension, celebrating and elevating the humble brick.” The result is a series of brilliantly sculptural forms both inside and out, with substantial glazed sections and a tactile palette of materials all contributing to its refreshing originality.

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*North London
Sold*

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The design places the kitchen at the front of the house, retaining original Victorian features set against deep-hued, bespoke cabinetry and brass detailing. A concrete kitchen island echoes the polished-concrete floors which become narrow oak planks in the dining room and a terrazzo-like, rough-grain concrete in the extended space, all heated underfoot. A lightwell and patio beyond the dining room bring light into the centre of the plan through glazed sliding doors and faceted glass.

With the exception of the entrance hall and guest WC, the ground floor has the option to act as an almost entirely open-plan space, impressively free from columns through the use of steel-beam supports. In the living space, brick sections overhead suggest a first floor that is partly submerged within the extension, and enormous sliding glazed doors frame a view to the walled garden, enhancing the sense of space, light and openness within.

There are three bedrooms on the first floor and a sizeable family bathroom with walk-in shower. The largest of these rooms, currently used as a study and second living space, is situated at the front and is naturally lit by huge bay windows.

The master bedroom occupies the entire second floor and mirrors the dramatic proportions of the room below. From the bedroom space, a sliding pocket door leads through a dressing room to an en-suite bathroom with a walk-in shower, beautifully clad in tiles from Bert and May, with punctuations of brass sanitaryware. The half landing below provides access to an enormous south-facing terrace with steel balustrades and a mosaic tiled floor. It's beautifully planted and fully irrigated.

A third-floor landing offers space for utilities and leads onto the fifth bedroom which also has an en-suite shower room.

Estelle Road is situated just three minutes' walk to the open spaces of Hampstead Heath, and a short walk to the shops and restaurants of Hampstead Village and Belsize Park. The fantastic Parliament Hill Lido is within five minutes walk. Nearby are the independent retailers of Fortress Road, the popular Soho House restaurants on Highgate Road, and the weekly farmer's market at Parliament Hill. The boutiques and restaurants of Hampstead are within easy reach and just across the corner of the Heath is Swains Lane and its wonderful array of shops, including a Bourne Fishmongers, Fam Greengrocers and a branch of Primrose Hill Butchers.

Gospel Oak station (London Overground) is around three minutes' walk and Belsize Park Underground station (Northern Line) can be reached in around 12 minutes. The area contains some of London's best independent schools.

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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”.