

THE MODERN HOUSE



London NW3
Sold

Eton Avenue

Situated on the top floors of a Grade II-listed Victorian villa, this exemplary modern apartment offers uplifting open-plan accommodation in an outstanding location. It was converted in 2002-03 by Paul Fineberg, an architect and city planner at Gensler, to a commission by a Turner Prize-nominated artist.

The building has an attractive shared entrance hall and staircase. This apartment is entered on the second floor, and an extra flight of stairs within the flat leads to the living area on the third floor. This exceptionally bright space has a double-height ceiling and windows on all sides. It is airy and well-ventilated in summer, and a wood-burning stove ensures that it feels cosy in winter.

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The kitchen is separate but feels connected to the main space, and has built-in off-white units and a Corian worktop. The generous master bedroom has a freestanding bathtub under the window, an en-suite shower room and fitted wardrobes. There is also a separate WC. A spiral staircase in the living space leads to the study area on the mezzanine, which has two built-in desks. French doors lead to a south-facing terrace with views of central London and the plants of Clifton Nurseries.

The flat has high-quality materials throughout, including maple floorboards, cast-iron radiators, Woodnotes roller blinds, and Arne Jacobsen-designed Vola taps and accessories. There is also excellent storage.

Eton Avenue is a wide, tree-lined street, and the apartment is both private and very peaceful. Within five minutes' walk is Swiss Cottage tube station (Jubilee line) and good bus connections, as well as Swiss Cottage Farmers' Market, the Hampstead Theatre, the Basil Spence-designed Swiss Cottage Library and Swiss Cottage Leisure Centre and swimming pool, and the Odeon cinema and IMAX. Within ten minutes' walk is Primrose Hill park, the shops, delis and cafes of England's Lane (including Ginger & White and a traditional butchers), and the amenities of Finchley Road (including Waitrose). Also within easy reach are the facilities of Belsize Park, including shops, restaurants and an independent cinema and bookshop, and Belsize Park and Chalk Farm tube stations (Northern line).

Tenure: Leasehold Lease: approx. 107 years remaining
Service charge: approx. £1,499 per year

*London, North London
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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”.