

THE MODERN HOUSE



*London NW3
Sold*

Mansfield Road II

A maisonette with 2 bedrooms and roof terrace in this ground-breaking ex-Local Authority development close to Hampstead Heath, designed by the renowned architects Benson & Forsyth in the 1970s.

With its unusual split-level cross section and sloping rooflight, this very bright flat is a welcome antidote to some of the more standardised Victorian conversions in the Gospel Oak area. The property is entered on the raised ground floor, which contains a kitchen with steps up to a south-facing reception room. The first floor contains a master bedroom at the front, a bathroom, and a study (or single bedroom) at the rear. There are steps up to a roof terrace.

The flat is situated very close to Gospel Oak station. A short walk to the east is Highgate Road, from where regular bus services run to Camden, Oxford Circus and Liverpool Street. The open spaces of Hampstead Heath are less than 200 yards from the flat, and the shops and facilities of South End Green and Belsize Park are within easy reach.

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There is a secure storage area for bicycles at the end of the terrace, and an on-site caretaker who maintains the common parts. The freeholder is Camden Council. We are informed that approximately 40% of the Mansfield Road flats are in private ownership; the remainder are occupied by council tenants.

The architects Gordon Benson and Alan Forsyth joined Camden Architects' Department in 1968, and were an integral part of the golden age of architects (foremost of whom was Neave Brown) who produced Camden's finest social housing. They have since designed a host of large-scale public buildings, including the Museum of Scotland in Edinburgh and the National Gallery of Ireland in Dublin.

Tenure: Leasehold
Lease: 125 years from 2002
Service charge: approx £1,800 per annum, including heating and hot water



London, North London
Sold

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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”.