

THE MODERN HOUSE



*London NW3
Sold*

Mansfield Road III

A very rare opportunity to acquire a two-bedroom maisonette with roof terrace in this groundbreaking ex-Local Authority development close to Hampstead Heath, designed by the renowned architects Benson & Forsyth in the 1970s.

With its split-level cross section and sloping roofline, this very bright flat is a welcome antidote to some of the more standardised Victorian conversions in the area. The property is entered on the raised ground floor, which contains a modern fitted kitchen with steps up to a reception room with a southerly aspect, and a guest cloakroom. The upper floor contains two bedrooms and a bathroom, and there is a private south-facing roof terrace on top. The flat also has an external storage unit.

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The property is situated very close to Gospel Oak station. There are regular bus services to the West End and the City from both Highgate Road and South End Green. 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.

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, with the remainder 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: Approx. 109 years remaining
Service charge: Approx. £2072 per year (this includes gas)
Ground rent: £10 per year



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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”.