

THE MODERN HOUSE



Fellows Road, London NW3
£415,000 Leasehold

Mary Wharrie House

This charming one-bedroom apartment is situated on the first floor of Mary Wharrie House on Fellows Road, Primrose Hill. The low-rise block is positioned behind a communal lawn and situated on a small estate a short walk from Primrose Hill, one of the most beautiful viewpoints in London and the gateway to the expansive Regent's Park. The apartment within has a separate kitchen and a bedroom partitioned off from the main space, and is bathed in natural light with a clean, simple aesthetic, employing a pared-back palette of natural materials.

The Tour

Communal stairs ascend to the first floor, where an external store cupboard is situated on the balcony running the full width of the block. The apartment's front door opens from here to an internal hallway, which has built-in storage space along the right-hand wall.

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The hallway leads to the living room, where delicate pink walls maximise the natural light welcomed in through a tall central window. Timber effect flooring grounds the space, running throughout the home, while open shelving in the alcoves provides storage space. A picture rail runs along the wall at eaves height.

A single door opens into the separate kitchen. Here, walls in mint green wrap around worktops to both sides, one of which incorporates a black induction hob. A window beside two dark grey wall-mounted cabinets casts light over the space; for further storage, there is a tall floor-to-ceiling cupboard with a door finished in chalkboard.

The bedroom area is set behind a sliding partition off the living room. The partition can open at either end to allow for an entirely closed bedroom, which opens to the living room if required. One wall is finished in cork with the remainder painted a simple white. A window allows plenty of light in and a wardrobe with mirrored doors provides storage space.

The bathroom lies off the internal hall. Grey-painted walls surround the space, and a window with obscured glazing ensures the room is suitably light. White tiles have been used to clad the bath and sanitaryware is a clean, simple silver.

Outdoor Space

There is a communal lawn in front of the block, while the green spaces of Primrose Hill and Regent's Park are a mere five-minute walk south.

The Area

Mary Wharrie House is a 10-minute stroll from the restaurants, boutiques, pubs and delis on Erskine Road and Regent's Park Road, including restaurants Lemonia, Odettes and La Ferme, The Lansdowne (pub and dining), Primrose Bakery and Melrose and Morgan (deli and grocer). The apartment is also located a short walk from the shops and restaurants in Belsize Village. It is within easy reach of the shops, cafes and restaurants on the high street and the nightlife of Chalk Farm and Camden Town, including The Roundhouse concert venue. Many of London's best schools are within close proximity.

The bucolic woodland and meadows of Hampstead Heath are one mile north of the apartment, where one can enjoy year-round freshwater swimming in the nearby mens' and ladies' Bathing Ponds, as well as some of London's most beautiful woodland walks. In addition to elevated views of the city from Parliament Hill, there are tennis courts, cafes and Kenwood House, a wonderful 17th-century country house and gallery.

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The apartment is conveniently situated for access to the tube network, located half a mile east of Chalk Farm underground (Northern Line) and slightly further from Swiss Cottage (Jubilee Line). The underground is also available at Belsize Park (Northern Line) and it is a 15-minute walk from Kentish Town West Overground.

Tenure: Leasehold Lease Length: approx. 118 years remaining Service Charge: approx. £1,355 per annum Ground Rent: approx £10 per annum



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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”.