

THE MODERN HOUSE



Polygon Road, London NW1
Sold

Oakshott Court

Positioned on the top floor of this low-rise block next to Kings Cross, this exceptionally bright one/two-bedroom flat has a wonderful sense of lateral space. The flat forms part of Oakshott Court, a well-maintained estate designed by renowned architect Peter Tabori for London County Council in 1976.

Communal stairs climb a central tower that gives access to the flat on the second floor. The internal space, measuring over 600 sqft, is divided by a corridor that opens onto a lovely and bright living room. Sliding doors from the living area reveal a south-facing balcony, which extends beneath the bedroom window. The separate kitchen, equipped with simple free-standing units and an attractive Belfast sink, is positioned just off the dining area and has a large adjoining space that can be used as a pantry / utility cupboard.

There is a good-sized main bedroom, and a smaller bedroom / study that takes a single bed. The bathroom has a shower over the bath.

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The interiors have been sensitively designed by the current architect-owners, laid with birch-ply floors throughout and fitted with well-placed shelving.

One of the key figures in the development of Camden Council's 'golden age' of progressive social-housing in the 1970s, Peter Tabori is best known for his distinctive ziggurat-style estates. Tabori's designs developed Neave Brown's principles of estate housing which centred around individual front doors and private open spaces, resulting in the distinctive stepped apartments which can be seen at Oakshott Court, and on the likes of the Whittington Estate in North London.

Born in Hungary in 1940, Tabori moved to London to study at the Regent Street Polytechnic. As a student, Tabori asked the local authority for a diploma project and was given the brief for Highgate New Town. After working for Ernő Goldfinger and Denys Lasdun, Tabori joined Camden Architects Department – the borough architect Sydney Cook had been so impressed by Tabori's student work that he was employed to develop it into the final scheme.

Oakshott Court is in Somerstown, located between St. Pancras International and Euston stations. It's a neighbourhood with a strong sense of local community with shops, galleries and a weekly market on Chilton Street. Added to the mix is The British Library and the Crick Institute. The new local swimming pool and gym is a few minutes' walk.

The area is currently host to significant developments with new buildings by renowned architects Adam Kahn, Duggan Morris and dRMM.

Granary Square is the centrepiece of the regeneration around Kings Cross and St Pancras International. At the heart is Central St. Martin's art school, emphasising the creative credentials of this new focus for London. It has been immensely successful, attracting the European HQ of Google, The Guardian, and Tom Dixon. The Coal Drops by Heatherwick Studio will open shortly.

The square is also home to a host of well regarded restaurants and bars including Caravan, Dishoom and Spiritland as well as local shopping at Waitrose. Bloomsbury, Soho, as well as to the east, Islington and Clerkenwell are all within easy walking distance.

Kings Cross station provides access to the London Underground (Northern, Piccadilly, Circle, Victoria and Hammersmith & City lines), as well as direct rail services to Edinburgh and Cambridge. The Eurostar boards at St. Pancras International, only a 5 minute walk away.

Tenure: Leasehold Lease Length: approx. 94 years Service Charge: approx. £2,600 per annum (includes heating, hot water, maintenance and cleaning of communal areas) Ground Rent: £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”.