

# THE MODERN HOUSE



*Southcote Road, London N19*  
*Sold*

## Otts Yard

This wonderfully imaginative two-bedroom detached contemporary house is tucked away in a private gated yard within a short walk of Tufnell Park station. Designed by the acclaimed architects vPPR, it won a prestigious RIBA award and was shortlisted for the Stephen Lawrence Prize. The project has featured in numerous publications, including Wallpaper, The Observer and the Architects' Journal.

Upon entering the house, there is built-in storage to one side and steps up to a large open-plan kitchen and dining room. Two bedrooms and two bathrooms are tucked away behind the kitchen. The wonderfully dynamic living space is positioned on the first floor, with generous windows and a huge skylight. There is a private garden to the rear.

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The house was built in 2013 as one of a pair, on the site of a former joinery workshop between Victorian houses. A discrete electric gate provides access to a narrow passageway, opening onto a shared courtyard. The architects responded to the shape of the site by developing two triangular houses. This playful three-sided motif is repeated inside and out at a variety of scales, including skylights, flooring, worktops and even tiling.

The exterior of the house has been designed to minimise the impact on the surrounding area, with windows facing onto the courtyard to protect overlooking, and bricks carefully selected to fit into the local colour palette. The green roof, designed with landscape specialist Arabella Lennox-Boyd, is partitioned into a beautiful pinwheel pattern and acts as an artwork for the neighbours. Internally, the open-plan layout creates views across multiple spaces, decorated by the delicate interplay of daylight patterns that change from hour to hour.

Otts Yard is located off Southcote Road, a quiet residential street. It is well placed for access to the wonderful mix of independent retailers on Fortress Road, as well as the amenities of Kentish Town, Hampstead, Camden Town and Islington. Tufnell Park station (Northern Line) and numerous local buses (numbers 134, 390 and 4) provide easy access to the City and the West End. Gospel Oak station has direct links to Stratford, Richmond and Clapham Junction. Hampstead Heath is situated to the West, with its undulating walks, bathing ponds and tennis courts.

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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”.