

THE MODERN HOUSE



London NW5
Sold

Perren Street

Spanning two vast levels within a Victorian former pianola factory is this extraordinary five-bedroom live-work space with private garden and off-street parking. It can be found on Perren Street, a quiet no-through road brilliantly positioned within the Inkerman Conservation Area, at the centre of the coveted triangle of Kentish Town, Camden and Primrose Hill.

From the beautifully symmetrical fenestration of the pink-painted brick facade, one enters a wide entrance hall at ground level, with bike storage, polished-concrete floor and beautiful, bespoke grated-windows. On the left, a steel staircase rises to the first floor apartment, opening first to an expansive living room, kitchen and dining room. Light pours in from every aspect and a series of arched sash windows provide uninterrupted views to the far end of the street. Full-height glazed double doors open to a south-facing balcony and lead in turn down a spiral staircase to the garden. With the exception of timber flooring in the living space, polished concrete with underfloor heating extends throughout.

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Opposite is a studio, currently used as a yoga room, with a wall of frosted glazing across the front facade and a rooflight overhead. Through a sliding pocket door, the studio connects to the master bedroom, an open room with built-in wardrobes and en-suite walk-in shower.

At the centre of the plan is a substantial common space, around which the other four bedrooms are arranged. From here, two glazed bi-fold doors open fully to reveal an enormous internal terrace, retaining a brick wall and false window, framing the sky to the south. On this level, also situated off the common area, is a utility room, family bathroom and a further guest WC.

The ground floor is currently arranged as an office, two interconnecting studios and an expansive workshop. An enormous glazed door opens to the south-facing terrace and wonderful growing garden, as do glazed double doors from the office. There is independent entry to the main studio from Perren Street and a roller shutter provides vehicular access from the off-street parking area.

Planning permission is currently in place for the construction of a three-bedroom garden duplex apartment with separate entrance, the formation of three apartments at first floor level and the separation of the residential from the ground-floor commercial space.

Perren Street is a quiet residential street within walking distance of Kentish Town Underground station (Northern Line) and seconds from Kentish Town West Overground station, with quick access to St Pancras International. It is within easy reach of the shops, cafes and restaurants on the high street, the popular Soho House restaurants on Highgate Road, and the nightlife of Chalk Farm and Camden Town. The nearby Collège Français Bilingue de Londres is a private school teaching the French curriculum, Kentish Town Sports Centre and Talacre Community Sports Centre offer a wide variety of leisure activities. The Zabłudowicz Collection is a minutes' walk and displays contemporary art installations in a former Methodist chapel, and nearby are the Forum and the Roundhouse, two among a number of outstanding local music venues. The green open spaces of Primrose Hill, Regent's Park and Hampstead Heath are close by.

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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”.