

THE MODERN HOUSE



*London NW1
Sold*

Regent's Park Road II

Housed within an important Grade II-listed building designed by Ernö Goldfinger is this wonderfully proportioned one-bedroom apartment. Located on Regent's Park Road, it has a south-facing balcony and access to a beautiful communal garden. The building is one of Goldfinger's first post-war works, built between 1954-56, and marks the first stage of his progression from the restrained modern classicism of his Willow Road terrace towards the tougher, exposed grid structure which was to dominate his later iconic works.

As described in the building's Historic England listing, "The bold expression of the balconies, with their mannered, pre-cast panels, is seen particularly as a foretaste both of Goldfinger's later works and the general development of a tougher architectural idiom in brick and concrete by younger architects from 1958 onwards."

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The Tour

The building is set back from the road behind a hardstanding. The combination of red brick and concrete against the neighbouring stuccoed terraces is visually arresting. A central door opens to a communal lobby paved with quarry tiles, beyond which is a cantilevered staircase with open treads and slender steel balustrades reminiscent of those in Goldfinger's now-demolished Player House in Surrey. Ten post boxes lined in two rows represent the 10 flats arranged over four floors.

Access to the apartment is on the third floor. Inside, windows at each end flood the space with natural light. Many modernist features from the original 1960s design have been carefully preserved, including the floor-to-ceiling bookcases and veneered mahogany joinery found throughout the bedroom, kitchen and entranceway. The ingenious cupboards with sliding doors provide ample storage space, while seamlessly adhering to the apartment's mid-century charm. The masterful combination of concrete and wood has been thoughtfully conceived by the architect. The apartment is largely in original condition and therefore may benefit from some updating.

The entranceway bridges the living and sleeping spaces, with the living spaces at the front and the bedroom to the rear. The adjoining bathroom has its original tiles, and there is a separate WC. To the left of the front door is charming living area, which has double glazed doors that lead onto a sunny, south-facing balcony. From here, a dining area, which would also work brilliantly as a study, leads to a galley kitchen; this can also be accessed via the entranceway, ensuring a wonderful sense of flow throughout the space. The dividing door between the reception room and dining area pivots to separate the two spaces or close off the kitchen. A double bedroom can be found at the back of the apartment with beautiful views over the communal gardens beyond.

In the basement of the building, there is a communal room containing a shared studio space and laundry room, plus individual 2x2 metre storage rooms (one for each flat).

Outdoor Space

The living area opens onto a concrete balcony, which faces the picturesque Regent's Park Road. Outside, the large communal garden is beautifully planted and encircled by impressive mature trees. It is backed by neighbouring gardens that form a wonderfully peaceful enclave behind the buildings that face the surrounding streets.

The Area

Located a short walk from Primrose Hill and the green expanse of Regent's Park, the apartment is close enough to London Zoo that you'll occasionally hear the roar of a lion. Nearby Primrose Hill Village is home to neighbourhood favourites Odette's, Greenberry Café and Primrose Bakery. Camden is also well known for its wealth of restaurants, pubs, bars and its world-famous market.

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Camden Town Underground station (Northern Line) is an eight-minute walk away and Camden Road Overground station is a 14-minute walk. There are also multiple bus routes to central London. Kings Cross Station is a short tube journey away, providing railway connections nationwide and served by Hammersmith & City, Circle, Victoria, Northern, Piccadilly and Metropolitan Underground lines; while St Pancras International station provides Eurostar connections to Paris and Brussels.

Tenure: Share of Freehold Lease Length: approx. 98 years remaining Service Charge: approx. £840 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”.