

THE MODERN HOUSE



*London WC1
Sold*

Southampton Row

This beautifully preserved one-bedroom apartment occupies a unique position on the lower ground floor of Bristol House, a wonderful mansion block on Southampton Row, minutes from the heart of London's West end.

Restored pitch pine parquet runs throughout the apartment, establishing a refined aesthetic from the ground up. Understated confidence exudes from the confluence of materials in use, whether cast iron radiators, concrete, terracotta tiles, exposed brickwork and polished plaster, or glass brick partitions.

The apartment also has access to a large private courtyard. The area is not demised, but can only be accessed through the apartment's glazed rear door. The courtyard has a decked area, surrounded by mature plants including wisteria, Virginia creeper, Boston ivy and clematis, providing a secluded area of peace and quiet minutes from Covent Garden.

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Southampton Row is within walking distance of the British Museum, the British Library and the shops and cafes of historic Bloomsbury. The green spaces of Tavistock and Bedford squares as well as Lincoln's Inn Fields are all very close by.

Stations at Russell Square, Euston, King's Cross and St. Pancras are within easy reach for the London Underground, mainline trains and the Eurostar. The apartment is well located for access to UCL, SOAS, RADA and all the academic institutions of Bloomsbury.

Tenure: Leasehold Lease length: approx. 177 years
Quarterly service charge: £163.13 Quarterly sinking fund: £108.75



*London, West London
Sold*

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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”.