

THE MODERN HOUSE



Isokon Building, Lawn Road, London NW3
Sold

The Penthouse

This is an exceedingly rare opportunity to acquire one of the most important penthouses in London, positioned at the top of the Isokon, a building widely recognised as one of the finest achievements of Modern Movement architecture in the UK. Designed by the eminent architect Wells Coates and completed in 1934, the Isokon has been given a Grade I listing by English Heritage, placing it among the most historically important buildings in Britain. It has an outstanding location on a quiet road in Belsize Park.

With its curved forms and pale render, the Isokon Building (also known as Lawn Road Flats) has been likened to an ocean liner. The first block ever to be built chiefly using reinforced concrete, it was the subject of an exemplary restoration by Avanti Architects in 2004. The building's list of illustrious former residents includes Agatha Christie, Marcel Breuer and Walter Gropius, founder of the Bauhaus. J.M. Richards, the architectural critic, wrote that it was "more like the machine-à-habiter than anything Le Corbusier ever designed".

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The showpiece of the apartment is an extraordinary south-facing roof terrace, far larger than the Penthouse itself. Internally, the apartment has been wonderfully restored and maintained, an immaculate re-imagining of its original design. A rich birch-veneer panelling covers the walls, and honey-coloured timber floors are arranged in a chequerboard pattern. The timber was bought from the Baltic ply manufacturer (Venesta) that was represented by the former owner of the Penthouse, Jack Pritchard.

The apartment has a large single living space that combines the dining and reception area, with glazed doors to the roof terrace. Adjacent to the dining space is the bedroom, which has beautifully crafted built-in wardrobes and panelled walls. The kitchen and bathroom, both sensitively updated during the Avanti Architects' refurbishment, sit side-by-side at the far end of the floorplan. At the time of construction, the kitchens in the Isokon apartments were kept purposefully small as the original flats were designed to be serviced, with meals available to order from the staffed Isokon kitchen on the ground floor. However, the central kitchen and meal service was not popular amongst residents, so it was soon replaced with a café and bar.

Lawn Road is a residential street within a short walk of Belsize Park Underground (Northern Line), and all of the shops and restaurants on Haverstock Hill and England's Lane. It has easy access to huge amounts of green space, with Hampstead Heath to the north, and Primrose Hill and Regent's Park to the south.

Tenure: Leasehold Lease Length: approx. 86 years Service Charge: approx. £2,898.60 per annum



London, North 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”.