

THE MODERN HOUSE



Kentish Town Road, London NW1
£835,000-£880,000 Leasehold

Vabel Kentisston

Please note the images depict the show apartment. There are seven flats for sale, each uniquely configured.

This exceptional collection of two-bedroom apartments forms Vabel Kentisston. Positioned between the highly sought-after areas of Kentish Town, Camden and Chalk Farm, the building is something of a local landmark and a fine example of early modernism, having opened in 1929 as a Polytechnic. Vabel, a design-led developer, has created beautifully serene interior spaces using a considered palette of materials inspired by the original fabric of the building. Four of the apartments have balconies, which either look over a striking internal courtyard or have uninterrupted views over Kentish Town and the Heath beyond. The building is positioned for the best of North London, within walking distance of Regents Park and Primrose Hill and with easy access to a plethora of independent cafes, shops and restaurants in Kentish Town, Camden and Chalk Farm.

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The Architect

Founded in 2009 by Daniel Baliti and Jeremy Spencer, Vabel is a London-based developer with an impressive portfolio of mixed-use projects in Fitzrovia, Seven Sisters, Kensal Rise and Chalk Farm. The fully in-house team of architects, designers, contractors and surveyors take a unique, design-led approach to each build. With an aim to champion the architectural fabric of the area, Vabel value function and feeling equally, curating each home around people and place to exacting standards. The result are homes that are both exceptional in design, and execution.

Environmental Performance

Vabel Kentisston has strong environmental credentials. The communal areas are equipped with photovoltaic panels, which help generate electricity and reduce energy costs. Green roofs are also incorporated, promoting biodiversity and enhancing the natural environment. Each apartment has a Mechanical Ventilation with Heat Recovery (MVHR) system, ensuring a constant supply of fresh air while minimising energy consumption. Additionally, an air source heat pump provides efficient and low-carbon heating and hot water. Thermal efficient glazing maximises solar gain and helps regulate temperatures, keeping the apartments cool in warmer months. The development includes secure bike storage and utilises low-energy lighting throughout, further contributing to its eco-friendly design.

The Tour

Cutting a handsome profile on the corner of Kentish Town Road and Prince of Wales Road, the façade of the original building has been beautifully retained and restored with its distinctive red brickwork and impressive arched windows. An aluminium addition crowns the top, sensitively reflecting the clean architectural lines below. Since its impressive renovation, the building now comprises twelve exquisitely designed apartments, each with a unique layout; currently, seven of these are for sale.

Residents have use of a private entrance, which leads into a cool, white-washed hallway paved with rich brown quarry tiles. At the centre lies a beautiful private courtyard filled with mature ferns and luscious climbing plants. The architectural design of the building incorporates subtle influences from European modernism, particularly evident in the masterful combination of black steel and glass brick used in the atrium and stairwells. This design element bears a resemblance to the iconic Maison De Verre in Paris.

While each apartment has its own unique configuration, all of them have been meticulously designed with a consistent and thoughtful approach to materials; many of the features found in the apartments have been specifically designed for the building.



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Each apartment's kitchen, living, and dining areas are primarily designed in an open-plan layout, creating a palpable sense of flow between the spaces. Bespoke dimmable light fittings add interesting focal points, while several living areas are punctuated by striking arched Crittall-style windows, paying homage to the building's original design. Glazed brick tiles allow natural light to penetrate deep into the floor plan, creating a bright and airy atmosphere in each apartment.

The kitchens are defined by rich dark oak cabinetry complemented by brushed brass hardware. Kahrs Oak dusk engineered flooring creates a striking contrast against the muted tones used throughout to create a calming backdrop. All appliances are by Kitchen Aid and Bosch, include an oven, integrated microwave and dishwasher. Smooth neutral terrazzo tiles have been laid in the bathrooms and hallways, creating a cohesive flow throughout the spaces.

Each apartment has two spacious double bedrooms and either one or two bathrooms depending on the plan. Vanity units have been specially designed to house plenty of storage, a back-lit mirror and composite stone basins. Predominantly executed in soft off-white subway tiles, the bathrooms are replete with Crosswater brass fixtures, adding a sense of continuity to the overall aesthetic. Floor-to-ceiling built-in cabinetry with plenty of integrated shelving and hanging space, illuminated by internal LEDs, encourages a sense of minimal living.

Outdoor Space

Four of the seven apartments have balconies, creating a wonderful sense of extension to the internal plan. Each has smart aluminium flooring enclosed by bespoke architectural balustrades. Three unfold towards the inner courtyard, providing a private, peaceful spot through which to enjoy the outside, while the apartment on the top floor has three separate balconies, framing individual vignettes of North London.

The Area

Vabel Kentisston lies in a highly coveted area of north London, right in the heart of Kentish Town. Just around the corner are The Fields Beneath, The Grafton and Camden Beer Hall. The high street and surrounding area have a fantastic selection of independent shops, cafés, and restaurants, notably Anima e Cuore, Panadera, Kentish Town Stores, Saint Espresso and Kossoffs. There are also excellent pubs nearby, including The Parakeet, The Lion and the Unicorn and Lady Hamilton. The famous nightlife of Chalk Farm and Camden Town are within easy walking distance, as well as Tufnell Park's bustling high street. For more of our recommendations in the area, see our Kentish Town area guide.

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Primrose Hill and Regent's Park are both a 20-minute walk away. Hampstead Heath and Parliament Hill are also within walking distance. The latter has tennis courts, a lido and a weekly farmers market. The Heath is one of London's most popular public parks, with the men's and women's swimming ponds offering year-round freshwater swimming.

Kentish Town Underground Station is a short walk away and runs Northern Line and Thameslink services for quick access to the city. Kentish Town West station (London Overground) is only five minutes on foot.

Tenure: Leasehold Lease length: approx. 250 years remaining Service Charge: approx. £3,000 per annum Council Tax Band: D

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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”.