

THE MODERN HOUSE



*London NW5
Sold*

Vicar's Road

Positioned within an award-winning building by Karakusevic Carson Architects in Gospel Oak, this one-bedroom apartment exemplifies a thoroughly contemporary approach to living. Situated on the third floor, it has a sheltered private balcony, as well as access to a large communal roof terrace on the fifth floor, which is a suntrap in the summer months. Gospel Oak, Belsize Park, Highgate and Hampstead surround the building, making it perfectly positioned for a wide variety of restaurants, cafes, shops and walks.

The Building

Karakusevic Carson Architects' design has won multiple awards, including Housing Project of the Year at the Building Awards (2016). The building was commissioned by Camden Council as part of the sought-after Camden Collection buildings; the proceeds from the original sale of these flats – all of which are privately owned – were directly invested back into the borough. There are 21 flats within the building and a wonderful sense of community, thanks in part to the expansive communal roof terrace, where residents meet throughout the year.

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The Tour

With a striking exterior in contemporary light grey brick, the building rises above the street below, making excellent use of its corner plot. Entrance is via a secure entryphone system to an impeccably maintained communal entrance hall, with five-finger parquet-style flooring underfoot that subtly references the mid-century architecture of the surrounding area.

There is both lift and stair access to the apartment, which is positioned on the third floor. The front door opens to a generous hallway, flooded with light that enters through a large vertical window with views toward Hampstead Heath and Highgate Hill. There is ample room here for a desk and home working space; there are also three expansive storage cupboards that are currently used as an airing cupboard, laundry cupboard and coat cupboard, respectively.

Diagonal strips of engineered oak flooring pave the way to the open-plan living and kitchen space at the front of the plan. Most of the windows are quadruple-glazed, the triple-aspect nature of the plan welcoming light in from all sides; there is also an MVHR ventilation system throughout the apartment that recirculates the air and filters out any pollution, without the need for opening windows.

The open-plan living area is a thoroughly sociable space, with the kitchen wrapping around the rear wall and the centrally positioned dining and living areas. The kitchen has been executed to an extremely high standard, with built-in appliances by Siemens including the hob, oven and fridge/freezer. Worktops are quartz, with cabinetry in a matt stone grey positioned above and below to provide plentiful storage.

Generous windows punctuate the walls, allowing light to flood in through all angles. Two of these expanses of glazing open directly to a secluded balcony, while two other tilt-and-turn windows open to a smaller Juliet balcony. Views at the front are of leafy mature trees, ensuring a sense of tranquillity prevails, while through the rear windows, the green expanse of Hampstead Heath unfolds.

Executed in a similarly fresh and simple palette, the bedroom is a calm, bright space with ample storage in the form of a built-in double wardrobe. Walls in Farrow & Ball's 'Great White' surround the room, while another pair of tilt-and-turn windows opens to a second Juliet balcony. The adjacent bathroom has been clad in large-format grey porcelain tiles, with mirrored cabinetry above the Corian worktop providing storage. There is a built-in bath with a large showerhead.

Outdoor Space

Accessed via full-height glazed doors in the living room, the sheltered balcony is a cool, serene spot with ample space for a dining table and chairs, as well as a secondary seating area. It is sheltered from the elements, yet feels part of the natural world outside with leafy views over the mature London plane trees that surround the apartment.

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An expansive communal roof terrace is positioned atop the building, with wooden decking underfoot and surrounding light grey brick walls providing shelter and privacy. Planters dot the edges, filled with greenery and herbs including mint and dill that have been added by residents. The space receives sunshine throughout the day and is supremely peaceful, with views of the Grade I-listed St Martin's Church spire peeking out above one of the walls. It makes an excellent spot for evening drinks and alfresco dining.

The Area

The wide, open spaces of Parliament Hill and Hampstead Heath are a three-minute walk away, and the fantastic Parliament Hill Lido is reachable in under 10 minutes walk. There is a fantastic selection of cafes, restaurants and pubs nearby, such as The Bull & Last (consistently voted in the top 50 gastropubs in the UK), Citro, The Pineapple, The Southampton Arms and The Lord Stanley. There is also a weekly farmer's market at Parliament Hill.

South End Green is a short walk away, home to plenty of independent cafes and a large M&S Foodhall. Also nearby are the independent retailers of Fortress Road, including The French Bakery, Kentish Town Stores, Phoenicia Food Hall, Gail's, Kami, Salvino, Anima e Cuore and Bread by Bike. Insidestore on Highgate Road sells excellent design-led homewares. Camden Market and Belsize Park are within easy reach, while Primrose Hill and Hampstead High Street are both around a 25-minute walk.

Camden's large-scale regeneration programme of Gospel Oak and the Murphy's Yard development is underway, and will benefit the area with an added walkway between Gospel Oak and Kentish Town in the next 10 years (STTP). Also in progress are plans for a New York-style 'high line', which will connect Kentish Town and King's Cross via a landscape-designed walking route (as an alternative to the canal towpath) within the next few years.

Transport in the area is excellent with Gospel Oak a three-minute walk away, running Overground services to Highbury & Islington, West Hampstead and Clapham Junction. Kentish Town (Northern Line and Thameslink) is around 12 minutes away, as is Belsize Park (Northern Line). Numerous local buses provide easy access to the City and the West End.

Tenure: Leasehold Lease Length: approx. 125 years remaining Service Charge: approx. £2,500 per annum (includes heating and hot water) Ground Rent: approx. £300 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”.