

THE MODERN HOUSE



*London NW1
Sold*

Camden Terrace

This wonderfully bright three-bedroom maisonette is found on the upper floors of a striking mid-Victorian, Italianate-style terraced house, with views over Camden Square. The apartment has been carefully renovated by the current owners to create a contemporary space, which extends over 1,300 sq ft internally.

Entry is from the first floor with a staircase leading to the second floor and the open-plan living space. To one side is a kitchen with bespoke ply-wood cabinetry and open shelving, with a large sash window above the sink framing views over the square. Opposite is a generous living space, offering great versatility of use, which currently houses a dining table that runs the length of the room, and a sofa. A further two large windows bathe the room in light. Oak floorboards run underfoot.

Across the hallway are two large double bedrooms, both with ample space for beds and desks, and a family bathroom.

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On the top floor is a third generously-proportioned bedroom, with storage under the eaves. Here there is scope for further modernisation, with planning permission previously granted for an en-suite shower room and glazed bi-fold doors opening onto a south-west facing, private terrace. The permission has now elapsed but could be resubmitted, subject to the usual consents.

Camden Square Conservation Area is a particularly beautiful area of central London, located near Camden Town, Kentish Town and Kings Cross. There are many good pubs, coffee shops and restaurants within walking distance, including The Lord Stanley, which is just around the corner from the apartment and The Southampton Arms and The Pineapple further afield.

The Regent's Canal is also nearby, leading all the way to Kings Cross and Granary Square, the new Central St Martins building and numerous brilliant shops and restaurants. The green spaces of Primrose Hill, Regent's Park and Hampstead Heath are all a walk/short cycle away, as well as the Parliament Hill Lido.

There is a selection of good schools within the catchment area, including Camden School for Girls.

Public transport connections are excellent. Camden Overground and Camden Town station (Northern Line) are a 10/15-minute walk from the apartment, whilst Kings Cross, St Pancras and the Eurostar all take less than 20 minutes to reach on foot.

Tenure: Share of Freehold Lease length: approx. 139 years
Service charge: approx. £70 per month

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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”.