

THE MODERN HOUSE



*London NW10
Sold*

College Road II

Recently renovated by the architect owners, this wonderful four-bedroom house occupies a secluded spot on the leafy College Road in Kensal Green. Originally built in the 1930s, its original arts and crafts façade belies a set of expansive interior spaces filled with natural light care of a magnificent rear extension, where Crittall-style doors open onto an established south-west facing garden. Original features seamlessly blend with a series of careful updates to create a considered home defined by its monochrome colour palette and sympathetic use of materials.

The Tour

The house sits within a neat terrace set back from the pavement, behind a low parapet wall and fence. Black framed aluminium windows punctuate the house's front façade, which has been carefully updated with energy efficiency in mind. The front door, painted a vibrant sunny yellow, opens onto a long corridor grounded by oak floorboards, which flow throughout this level.

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The living, kitchen and dining spaces seamlessly flow from here. Glass doors separate the living area at the front, allowing for unobstructed views through the kitchen and into the garden when left open. Plenty of open shelves sit neatly in the alcoves, framing a wood burner, which lies in the original hearth.

A large island sits in the centre of the kitchen, which doubles as a breakfast bar, offering a wonderful vantage point through which to cook and entertain. Broad swathes of Carrara marble worksurfaces contrast with the black solid-timber, bespoke cabinetry with brass accents. Low-hanging pendant lights nod to the house's Scandinavian-influenced design, an aesthetic further emphasised by the use of plywood on the upper floors and the garden studio. The entire space has a beautiful quality of light, care of the large skylights and glazed doors in the dining area at the rear.

Two well-proportioned double bedrooms and a single sit on the first floor, all with plenty of storage in the form of full-height bespoke cabinetry or built-in plywood shelving. There is also a family bathroom on this floor, predominantly executed in terrazzo tiles, adding a dash of texture to the overall palette. The ceiling and floorboards have been painted an arresting black to further enhance this sense of contrast. Original dark-stained floorboards continue throughout this level and the top floor.

The main bedroom crowns the top of the house. A wall of ribbon windows offers glimpses over the rear garden and uninterrupted views of the treetops beyond, while a generous skylight on the opposite side allows further sunlight to pour through. An en suite shower room sits neatly in the corner, mirroring the design and aesthetic of the bathroom on the first floor.

Outdoor Space

The rear south-west facing garden has been beautifully landscaped to create several designated zones to sit, relax and entertain. Flowing from the living room lies a stone patio, which looks out across a circular lawn. A broad variety of evergreen plants and bushes burst from the borders behind a neat dark, stained wooden fence, ensuring privacy from the neighbouring gardens. A gravelled area with a fire pit lies just in front of the garden office, providing a shady spot to enjoy the outdoors during the warmer months.

The Area

Queens Park, Ladbroke Grove and the Grand Union towpath are all easily accessible from College Road. A strip of thriving, independent shops which includes a post office, organic grocer, established Italian providores, licensed café and gastro pub sit moments from the house.

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Chamberlayne Road is within easy reach, with its fine selection of cafés, restaurants, delis, pubs and shops – including a butcher, greengrocer, specialist bakery and one of London’s finest florists. Local favourites include Sacre Cuore pizzeria, indie cinema The Lexi, and Retrouvius for design lovers. The West London Crematorium and the vast expanses of Wormwood Scrubs are also a short walk away from College Road.

College Road is a two-minute walk from Kensal Green station, which has access to the Bakerloo Line and Overground services, with direct lines to Euston in approximately fifteen minutes. Kensal Rise Overground is also a short walk away, connecting to Richmond and Highbury & Islington. The area is well served by a wide range of bus services into central London and elsewhere.

Council Tax Band: E



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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”.