

# THE MODERN HOUSE



*York Way, London N7*  
*Sold*

## Copenhagen Rooms

Offering just under 2,000 sq ft of lateral accommodation, this distinctive ground-floor apartment is newly refurbished to a design by Jonathan Woolf Architects.

Known as the Copenhagen Rooms due to its proximity to the former Copenhagen Fields, the property has very high ceilings and two entrances, one on York Way and the other on Camden Park Road. It has full residential use, but would be well suited to someone who works from home, such as an artist or photographer.

The accommodation is highly flexible. There is a private entrance lobby with space for bicycles or planting, up to three bedrooms, and a large reception room and kitchen in the centre of the plan.

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The interior is finished with an industrial aesthetic, and includes exposed concrete ceilings, poured-resin floors, LED lighting, shadow gaps, sliding doors and bronze door furniture. The property offers excellent energy performance, with underfloor heating throughout, heat-recovery ventilation, triple-glazed windows and new insulation. There is a monitored alarm system.

The apartment occupies the ground floor of a purpose-built block containing a mixture of private and housing-association flats, in a very convenient location. A short distance away to the south is King's Cross, which is currently undergoing a massive redevelopment programme, Camden is to the west and Islington to the east. Caledonian Road Underground station is within easy reach, and there are excellent buses on Camden Road. The Lord Stanley gastropub is nearby, and there is a selection of local shops on Brecknock Road.



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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”.