

THE MODERN HOUSE



London NW6
Sold

Greencroft Gardens

This innovative three-bedroom garden flat was totally remodelled and extended for the current owners in 2004 by Paul Archer Design.

Forming part of a handsome Victorian conversion, the flat is approached through a landscaped front garden and down a short flight of steps. Entrance is to a wide hall, with a polished-concrete floor and bespoke storage cupboards that line one side. Past a double bedroom at the front, the hall sidesteps into a large open-plan living space with a bespoke kitchen at the near end and a reception area at the other. The single-storey extension at the rear houses the master bedroom, which has an en-suite shower room and access to the garden through sliding doors.

The garden, originally drawn by landscape designer Jason Payne, is a tranquil south-facing green space full of fig trees and ferns. A stainless-steel canopy protrudes from the rendered extension and gives part cover to the outside seating and BBQ area, which is accessed through French windows from the main living space.

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At the far end of the garden is a cedar-clad, self-contained studio space designed by Ecospace. Made mainly from sustainable wood from renewable, certified sources, the studio is fully wired, heated and insulated and provides a versatile additional space.

The interior of the apartment has been carefully considered to maximise space and light. Bespoke Molteni cabinets provide excellent storage in the living space and master bedroom. The kitchen is sleek and modern with cleverly concealed Miele appliances and a striking terrazzo worktop. There is underfloor heating beneath the polished concrete that runs throughout. The family bathroom has Bisazza tiles, Starck for Hansgrohe and Vitra fittings.

The flat is located in the South Hampstead Conservation Area, just to the south west of Hampstead village. The green spaces of Primrose Hill and Hampstead Heath are nearby. There are a number of highly regarded schools and pre-schools in the area, including Broadhurst Nursery (a feeder school for Arnold House, The Haberdashers' Aske's Boys' School, Westminster and St Pauls), University College School, Swiss Cottage Academy, a Montessori school and an American school.

The transport links in the area are excellent. The nearest Underground stations are West Hampstead (Jubilee Line) and Finchley Road (Jubilee and Metropolitan Lines). South Hampstead and West Hampstead both run London Overground services and there is a Thameslink line at West Hampstead. The North Circular is nearby for access out of London by road.

Tenure: Leasehold with Share of Freehold Service Charge: approx. £1,200 per annum

London, North London
Sold

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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”.