

THE MODERN HOUSE



*London N19
Sold*

NO-house, Mercers Road

Designed by the architect Charlotte Larco and built in 2009, NO-house is a 3 / 4-bedroom eco-home of outstanding quality in an attractive conservation area in Tufnell Park.

The property is fully detached and set back from the pavement, with its own front garden. A screen of Siberian larch in front of the glass curtain facade captures the Victorian features of the neighbouring houses while expressing them in a modern vocabulary. Internal accommodation is flexible, and measures approximately 2067 sq ft over three floors. The ground floor contains a kitchen on one side, with bespoke units arranged around a central pod containing a hidden cloakroom and toilet. The architect has collaborated with the Belgian interior-design company Minus to create bespoke joinery and kitchen units. To the rear is a fantastic dining room, with full-height glazed sliding doors leading to a small garden.

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The first floor contains a master bedroom and a second bedroom, with a bathroom between the two containing a sunken bath. Both bedrooms have access to a covered balcony at the front. There is also a study area on the landing.

The lower ground floor is currently presented as one large space. This would lend itself to a variety of uses, including a home office / studio, a playroom or a cinema room. The space could easily be divided to create two further bedrooms if required.

NO-house is an environmentally friendly building. The superstructure in steel and solid spruce wood has been designed to improve thermal and acoustic performance and reduce the carbon footprint. Consideration has been given for walls, roofs and floors to achieve an insulation standard significantly beyond the current Building Regulations in order to decrease the total heating load. The house is fitted with underfloor heating on all three floors, and has a sedum roof. It also has a Crestron home automation system.

Mercers Road is a highly sought-after residential street forming part of the Mercers Road / Tavistock Terrace Conservation Area. The Underground is available at both Tufnell Park and Archway, and the Overground at Upper Holloway. There are regular buses to central London along Holloway Road, which also offers convenient road access to the M1. The house is located within the catchment area for the highly regarded Yerbury Primary School. The vast open spaces of Hampstead Heath are within easy reach, and there are a number of excellent gastro-pubs in the area.

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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”.