

THE MODERN HOUSE



London NW5
£395,000 Leasehold

Leighton Grove

Positioned on a quiet, leafy street in Kentish Town, this architecturally designed one-bedroom apartment occupies the first floor of a converted Victorian end-of-terrace house. A minimalist aesthetic prevails inside; thoughtful design touches, including shadow gap walls and concealed storage, enhance the sense of light and volume throughout. Leighton Grove is a short walk from cafés, bars and restaurants on Kentish Town's bustling high street, with Camden Town, Chalk Farm and the green expanse of Hampstead Heath reachable in 20 minutes.

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The Tour

The apartment lies on the first floor of a Victorian end-of-terrace house, set back from the peaceful street. Bespoke Douglas fir joinery by Dinesen allows the living spaces to be adaptable while creating a tactile personality against a fresh white colour palette. The front door opens onto a central hallway that leads from here into the south-east-facing kitchen and living space. Two large sash windows draw an excellent quality of light into the room, while white-painted shadow-gap walls accentuate the apartment's period proportions. The functionality of each room has been carefully considered and designed to maximise space and storage.

In the living space, bespoke joinery on one wall pulls out to provide a movable bench, revealing two cleverly conceived storage draws which can each fit a small single mattress. A large, built-in bench on the opposite side of the room is a sunny reading spot in front of a tall sash window. At the end of the bench, useful storage is concealed neatly in the corner. A biofuel fireplace sits below a black Flos 265 wall light, which extends over the space to create a striking feature. The kitchen lies off here and has a Vola tap, white cabinetry and a Douglas fir splashback.

Two doors from the living space lead into a double bedroom, where a sweeping sash window frames the canopies of mature specimen trees. Douglas fir flooring and joinery continue here, including a headboard, which is the room's focal point and cleverly extends out to create floating bedside tables. Bespoke cabinetry adds extensive storage behind here, as well as above two built-in desks that sit on either side of the window.

Japanese-inspired in its design, the bathroom sits off the central hallway and has a calming combined teak bath and shower, Vola taps and Gerberit fixtures and fittings. A timber bench folds down over the WC below a strategically placed window that allows soft natural light to fill the space. Just outside, a utility cupboard conceals laundry appliances in the central hallway.

The Area

Leighton Grove lies just a five-minute walk from the heart of Kentish Town. At the end of the road is The Rose & Crown, serving craft beer and regular food pop-ups in a sunken beer garden. The high street and surrounding area have a great selection of independent shops, cafés, and restaurants, notably Kentish Town Stores, Saint Espresso and Kossoffs. There are also excellent pubs nearby, including The Parakeet, The Lion and the Unicorn and Lady Hamilton. Local wine bar Half Cut Market, which focuses on sourcing from low-intervention producers, is also within easy walking distance. The famous nightlife of Chalk Farm and Camden Town are nearby, as well as Tufnell Park's bustling high street.



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Hampstead Heath and Parliament Hill are only a 20-minute walk away. The latter has tennis courts, a lido and a weekly farmer's market. The Heath is one of London's most popular public parks, with the men's and women's swimming ponds offering year-round freshwater swimming.

Kentish Town Underground Station is a short walk away and runs Northern Line and Thameslink services for quick access to the city. Kentish Town West Station (London Overground) is within a 15-minute walk.

Tenure: Leasehold Lease Length: Approx. 196 years remaining Service Charge: Approx. £736 per annum Ground Rent: Peppercorn Council Tax Band: D

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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”.