

THE MODERN HOUSE



*London NW3
Sold*

Netherhall Gardens

Located on a quiet residential street within a short walk of Hampstead Village, this exemplary six-bedroom house is newly completed to a design by Woollacott Gilmartin. Combining modern and vernacular detailing to dramatic effect, it recently received a RIBA Award for architectural excellence.

The house is entered via a pretty front garden with a gate, and has off-street parking for one car. The ground floor is ideally suited to family living, with one front-to-back space that is loosely divided by a brick structure and an open fire. There is a kitchen and breakfast room at the front, a sitting area in the middle, and a more formal reception and dining room at the rear. Huge amounts of natural light are brought into the space via big sash windows, a courtyard garden in the middle of the space, and glazed pocket doors that open onto the attractive rear garden. The garden is south-facing, with a lawn and a patio, and leafy views across other gardens beyond its boundary.

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The first floor contains four bedrooms, one with an en-suite bathroom, and a family bathroom. The spectacular master bedroom suite occupies the whole of the second floor, with a dramatic pitched ceiling and a gas fire. It has windows on three sides, and access to a small terrace. There is a further bedroom and en-suite bathroom on the lower ground floor, which also contains a playroom, cinema room, utility room, wine store and cloakroom. The property has underfloor heating throughout, and a Control 4 smart home automation system.

The architects describe the style of the house as “warm modernism”. Although everything is entirely new, the textures and materials provide resonances of historic architecture. On the ground floor, for example, a re-sawn oak floor is combined with white brick, Douglas fir window surrounds, and stepped boarding on the ceiling. Externally, it combines frameless modern windows with traditional sashes, and is clad with handmade hanging tiles.

The RIBA Awards judges commented as follows: “[The house] is a highly idiosyncratic, thoughtful essay on domestic architecture realised through the exceptional craftsmanship of a master builder. Virtually every moment reveals the architect’s persistent and careful exploration of light and the haptic qualities of architecture, of craft and emotive surfaces. This house is a refreshing reading of London vernacular and is testament to a highly creative relationship between architect and contractor.”

Netherhall Gardens is well situated for access to the shops, restaurants and Underground station in Hampstead Village, as well as the open spaces of Hampstead Heath. Many of London’s best independent schools are within a short walk of the house.

*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”.