

THE MODERN HOUSE



*London NW5
Sold*

Prince of Wales Road II

Occupying a first-floor position in the sought-after No.1 Prince of Wales Road building, close to Kentish Town, this beautifully bright apartment offers a fantastic opportunity for warehouse living. High ceilings, original steel-framed factory windows and solid Canadian-oak floorboards mark some of the original architectural features throughout. A secure parking space is also included in the title, alongside shared use of the expansive roof terrace and community garden.

Originally built in 1929 as premises for the North London Polytechnic, the factory building was converted into apartments in 1998, to a RIBA-award winning design by Allies and Morrison architects. The communal areas of the building are exceptionally well maintained, with a large serviced lobby, a concierge service, CCTV and a series of pretty internal courtyards.

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The apartment measures approximately 880 sq ft internally and is accessed via a series of metal staircases and timber-clad walkways with elevated views down to the courtyards. Thanks to its typically expansive warehouse proportions, the internal living space is a beautifully-bright and open space, with a lateral open-plan layout offering great flexibility of use. Two pairs of full-height factory windows at either end of the room allow light to flood through the central plan, with elegant Victorian-style cast-iron radiators positioned below. With a lightness of touch to the interior decoration, the space is a calm and relaxing space to spend time in.

Good utilisation of space is evident throughout, with well-considered solutions to storage and division of internal areas. A well-equipped and functional kitchen is positioned to one side of the primary living space, making excellent use of the ceiling height, with deep, bespoke cupboards built in above the worktops. The room is currently organised with a dining table at one end of the room and lounge area opposite, but the space could be easily reconfigured.

The master bedroom offers a quiet aesthetic, with custom-made cabinetry across two walls providing further storage. There is also a second sleeping area (or study) which is screened by a large sliding timber door and incorporates a deep mezzanine with extensive shelving and a desk, providing a pleasant space to work. The family bathroom is modern and functional, with original fixtures and fittings.

There are a number of excellent schools nearby, including The Collège Français Bilingue de Londres and the renowned Camden School for Girls.

Prince of Wales road runs east to west between Belsize Park, Chalk Farm and Kentish Town. The apartment is located at the eastern end close to Kentish Town West station (London Overground) and the green open spaces of Talacre Park. Kentish Town Underground station is a short walk and runs Northern Line and Thameslink services for quick access to the City.

The apartment is within easy reach of the shops, cafes and restaurants on the high street, the popular Soho House restaurants on Highgate Road, and the nightlife of Chalk Farm and Camden Town. The larger green spaces of Primrose Hill, Regent's Park and Hampstead Heath are close by.

Tenure: Share of Freehold Lease Length: approx. 102 years
Service Charge: approx. £3,000 per annum Parking: A secure parking space is included with the property, at no additional cost Council Tax Band: F

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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”.