

THE MODERN HOUSE



Ryland Road, London NW5
Sold

Brinsmead Apartments II

Located on the top floor of a former piano factory, this immaculate penthouse forms part of Brinsmead Apartments, a wonderful building redesigned by Clive Sall Architecture (CSA) in 2015. The apartments are set behind secure gates within a short walk of the shops, bars and restaurants of Kentish Town. A spacious roof terrace wraps around the penthouse, offering impressive wide-reaching views of the London skyline to the south, west and north.

The Tour

Entry is via the ground floor lobby, where a lift ascends directly to the apartment. A long corridor leads to the open-plan areas, lined with engineered oak floorboards that run underfoot through the majority of the apartment. The organising principle behind these areas is increasing the flow of light and capitalising on the magnificent elevated views. Floor-to-ceiling glazing wraps the open-plan living spaces, framing the city skyline which is punctuated in the internal foreground by elegant white steel pillars. The glazed doors can be opened up in the warmer months which dramatically increases the – already substantial – sense of space.

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*London, North London
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A contemporary kitchen is positioned to one side, housing a long island and a breakfast bar with an integrated sink and induction hob. Behind this area is a wall of storage space, as well as an oven and fridge-freezer. Tucked behind here is a utility room with a second sink and room for a washer and dryer. The rest of the large space has been delineated by furniture; the current owners have arranged a dining area between the kitchen and a living area at the opposite side of the plan, but these spaces allow a truly flexible approach to living. There is air conditioning and an integrated speaker system in this part of the apartment.

Along the hallway, there are two large double bedrooms. One has an en suite shower room and both have built-in wardrobes. A guest WC is positioned between them. On the opposite side of the hallway is the master bedroom with floor-to-ceiling glazing and magnificent south-facing views. A walk-in dressing room is located to one side and there is a large en suite bathroom with twin sinks and a large freestanding bath. A shower and WC are concealed on the other side of a partition between the bathroom and the bedroom itself. Black slate tiles run underfoot and over the walls.

The Area

Brinsmead Apartments are located on Ryland Road, a quiet residential street within walking distance of Kentish Town Underground station (Northern Line) and Kentish Town West Overground station, with quick access to St Pancras International. It is within easy reach of the shops, cafes and restaurants on the high street, and the nightlife of Chalk Farm and Camden Town.

There is plenty nearby. The Kentish Town Sports Centre and Talacre Community Sports Centre offer a wide variety of leisure activities, the Zabłudowicz Collection hosts contemporary art installations in a former Methodist chapel, and the O2 Forum and the Roundhouse are among a number of outstanding local music venues. The Collège Français Bilingue de Londres is a nearby private school which teaches the French curriculum. The peaceful open spaces of Primrose Hill, Regent's Park and Hampstead Heath are close by.

Tenure: Leasehold Lease Length: approx. 117 years remaining Service Charge: approx. £3,250 per annum Ground Rent: approx. £350 per annum Parking: The apartment has two designated off-street parking spaces

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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”.