

THE MODERN HOUSE



London NW1
£950,000 Share of Freehold

Grafton Crescent II

This characterful three-bedroom apartment is positioned on the first floor of a smart modernist building, between Kentish Town and Chalk Farm. Wide windows and hand-stained pine parquet floors sit alongside a contemporary redesign by Field Day Studio to create a playful and modern interior, designed to maximise space throughout. Large windows punctuate both the front and rear of the building, creating a light-filled apartment all year round. There is a communal courtyard garden, and the banks of Regent's Canal are a short walk away.

The Tour

This striking building is characterised by its simple brick elevation, enlivened by green panels beneath its window frames. It was originally built as offices and accommodation for Thames Water. Entry is through a small courtyard garden shared by this apartment and three others.

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From the entrance is a hallway with large, built-in cupboards that provide ample storage. There is a smart contemporary bathroom accessed from here, home to a Japanese-style square bath that sits atop blue-tiled floors – a hint towards the playful yet pared-back use of colour that features throughout. The windows have been replaced for energy efficiency while remaining in keeping with the modernist history of the building.

The custom-made kitchen is executed with a combination of striking red cabinetry and cupboards with an oak veneer, creating an arrestingly modern aesthetic. Storage has been carefully considered throughout, including an integrated wine rack and kickboards that open to create further storage space. Neatly built-in appliances include a Bosch hob, an oven, a microwave and a dishwasher.

The three bedrooms are beautifully bright spaces. The main bedroom has a row of four windows, welcoming light into the space. It has a generous built-in wardrobe, while another bedroom – currently used as an office – has a full-length, built-in desk. The other bedroom is of a similarly good size and has ample room for storage. Herringbone parquet floors run throughout, creating a sense of visual coherence.

The apartment has recently been fully rewired and replumbed, with all new radiators and a new boiler. All doors have been heightened and widened, creating a generous sense of space throughout.

Outdoor Space

A south-facing communal courtyard garden sits by the entrance to the block, screened from the street by a wonderfully crafted wooden fence. This is a lush space care of its many potted plants and catches the morning sun. There is space for planters and a table and chairs, and a chimenea is positioned here too.

The Area

There is plenty nearby. The Kentish Town Sports Centre and Talacre Community Sports Centre offer a wide variety of leisure activities, the Zabudowicz 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 apartment is within easy reach of the shops, cafés and restaurants that line Kentish Town's high street, as well as the nightlife of Chalk Farm and Camden Town. For more of the best in the area, see our Residents' Guide to Kentish Town.

There are a range of great schools nearby, including the Collège Français Bilingue de Londres which teaches the French curriculum, as well as a number of state and private options within walking distance.

The peaceful open spaces of Primrose Hill, Regent's Park and Hampstead Heath are also close.

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Grafton Crescent is a quiet residential street within walking distance of Kentish Town Station (Northern Line and Thameslink) and Kentish Town West Station (Overground). The Thameslink provides quick services to St Pancras International. Chalk Farm (Northern Line) is equidistant, servicing the other branch of the Northern Line.

Tenure: Share of Freehold Lease Length: approx. 999 years remaining Service Charge: approx. £880 per annum Ground Rent: approx. £150 per annum 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”.