

THE MODERN HOUSE



Collier Road, London N1
Sold

Kendal House

This beautiful two-bedroom apartment is positioned on the fourth-floor of Kendal House, an exceptional mid-century estate built to a design by the legendary architectural practice Tecton. This particular apartment was renovated and reconfigured by Adam Khan Architects in recent years, opening up the communal spaces and introducing a contemporary material palette.

Kendal House forms part of the Priory Green estate, a project planned before the war, but completed after it in 1957. The design was overseen initially by Tecton and then by architects Francis Skinner, Douglas Bailey and Berthold Lubetkin. It is widely regarded as a monument to British modernism and bears many of the hallmarks of Lubetkin's signature style, including concrete construction, sculptural stairways, interlocking fenestration and expansive landscaped gardens.

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The apartment is accessed on the fourth floor, with lift access. It has two double bedrooms, a bathroom, a compact kitchen and a large reception room with access to a balcony with incredible views of St Pancras station and the city to the west.

The recent renovations saw the introduction of dark-brown Danish linoleum floors, in addition to integrated Douglas Fir storage units and shelving. An original concrete beam has been exposed in the corridor and concrete has also been exposed in the kitchen. The heating and hot water are run off a communal system and included in the service charge.

Conceived as public housing, the Priory Green Estate has a mixture of council tenants and private owners. It was the subject of an exemplary refurbishment in 2019 that restored the original colour scheme and a mural by Kenneth Hughes, which recalls Lubetkin's contacts with Russian Constructivism.

Part of this refurbishment involved the construction of the RIBA Design Award-winning Hugh Cubitt Centre, through which Kendal House is now accessed on Collier Street.

Collier Street is a quiet residential street in Barnsbury, a charming neighbourhood between Angel and Kings Cross. The area is renowned for its Georgian Squares and excellent pubs including The Drapers Arms and The Albion.

The apartment is a short walk from Granary Square, Central St Martins and the newly opened Coal Drops Yard. Alongside existing outposts of Caravan coffee roasters, Waitrose, Dishoom, and audiophile bar Spiritland, the Thomas Heatherwick-designed Coal Drops Yard brings Margaret Howell, Tom Dixon and Aesop stores to the canal, minutes from the apartment's front door.

The Regent's Canal runs through Islington into Hackney where it connects to the River Lea. There are many excellent pubs and cafes along the towpath, including stops at the Victoria Miro Gallery and Broadway Market.

Kings Cross station is a ten-minute walk away. It runs services nationwide and is served by the Hammersmith and City, Circle, Victoria, Northern, Piccadilly and Metropolitan tube lines, while St Pancras International station has Eurostar connections to Paris and Brussels.

Tenure: Leasehold Lease Length: approx. 97 years remaining Service Charge: approx. £2,700 per annum Ground Rent: approx. £10 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”.