

THE MODERN HOUSE



*London NW3
Sold*

Mansfield Road I

A maisonette with 2 bedrooms and roof terrace in this ground-breaking ex-Local Authority development close to Hampstead Heath, designed by the renowned architects Benson & Forsyth in the 1970s.

With its unusual split-level cross section and sloping rooflight, this very bright flat is a welcome antidote to some of the more standardised Victorian conversions in the Gospel Oak area. The property is entered on the raised ground floor, which contains a kitchen with steps up to a reception room with a southerly aspect. The first floor contains two bedrooms and a bathroom. There is a private, south-facing roof terrace on top. The flat has a modern gas combination boiler, and also comes with an external storage unit measuring approximately 1.4m x 1.1m.

This particular apartment is configured as Benson & Forsyth intended originally, and is unusual in having many of its original features still intact, including kitchen cupboards and storage units with sliding doors. The flat has previously been opened to the public as part of London Open House.

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The flat is situated very close to Gospel Oak station. There are regular bus services to the West End and the City from both Highgate Road and South End Green. The open spaces of Hampstead Heath are less than 200 yards from the flat, and the shops and facilities of South End Green and Belsize Park are within easy reach.

There is a secure storage area for bicycles at the end of the terrace, and an on-site caretaker who maintains the common parts. The freeholder is Camden Council. We are informed that approximately 40% of the Mansfield Road flats are in private ownership; the remainder are occupied by council tenants.

The architects Gordon Benson and Alan Forsyth joined Camden Architects' Department in 1968, and were an integral part of the golden age of architects (foremost of whom was Neave Brown) who produced Camden's finest social housing. They have since designed a host of large-scale public buildings, including the Museum of Scotland in Edinburgh and the National Gallery of Ireland in Dublin.

Tenure: Leasehold Lease: approx 101 years remaining Service charge: approx £1,800 per annum, including heating and hot water

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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”.