

# THE MODERN HOUSE



*London NW5  
Sold*

## Ryland Road

This distinguished four-bedroom modern house with off-street parking is newly completed to a design by Clive Sall Architecture (CSA).

The house was built as part of the highly prized Brinsmead development, and is held on a long lease. It is set behind secure gates within a short walk of the shops and transport facilities of Kentish Town. It has a private patio to the front and another to the side, with space for an outside table and chairs.

Upon entering the house, the visitor is presented with a dramatic double-height entrance hall and a wide timber staircase with low-level lighting. There are two double bedrooms on the ground floor, the larger of which has an en-suite bathroom and opens onto the front patio, and a fourth bedroom / study. There is also a separate shower room.

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The first floor is dedicated to an outstanding master suite: a large bedroom with glazed French doors onto a balcony with glass balustrade; a dressing area with fitted wardrobes and a storage area beneath stairs; and an en-suite bathroom with a freestanding bath and separate walk-in shower.

There is a guest WC on the landing to the top floor. The staircase sweeps round to reveal a wonderfully bright reception / kitchen / dining room, with a huge electric skylight which retracts to turn the room into an open-air court. The eastern elevation is entirely glazed, with perforated steel external fins. The kitchen is equipped with Corian worktops, bespoke oak units and Miele appliances.

The house is equipped with air conditioning on the first and second floors, engineered oak floor throughout with under-floor heating, and built-in speakers. It is sold with a designated parking space in the shared parking area, and a second space is also available by separate negotiation.

Ryland Road is 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, the popular Soho House restaurants on Highgate Road, and the nightlife of Chalk Farm and Camden Town. The nearby Collège Français Bilingue de Londres is a private school teaching the French curriculum, Kentish Town Sports Centre and Talacre Community Sports Centre offer a wide variety of leisure activities, the Zabłudowicz Collection has contemporary art installations in a former Methodist chapel, and the Forum and the Roundhouse are among a number of outstanding local music venues. The peaceful open spaces of Primrose Hill, Regent's Park and Hampstead Heath are close by.

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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”.