

AUCOOT



ADDRESS

Regents Park Road, London NW1

PRICE

£1,499,000

DESIGNER

Erno Goldfinger

INFORMATION

A rare chance to buy a three-bedroom apartment in a Grade II listed building designed by the iconic architect, Erno Goldfinger with lots of original features still intact.

The third-floor flat has a spacious hallway that leads through to the main living area with its cork tile floor and large south facing windows, welcoming lots of natural light and leading out to a good size balcony. A folding screen opens up to a dining area which in turn leads in to a galley kitchen. The lower kitchen units are newer than the original mahogany cupboards with their sliding doors above. Three bedrooms to the rear of the building all look out over the garden and benefit from the original mahogany wardrobes and cupboards which provide considerable storage. And the hallway and bedrooms feature black tiled floors similar to those used in Goldfinger's own Willow Road. The bathroom and separate WC are situated off the main hallway. The apartment includes many other unique original features, like the recessed curtain rails and original radiators.

In the basement of the building there is a communal garden room, laundry and a private secure storage cupboard. A large, beautiful communal garden is well maintained and offers a welcomed sanctuary. The main entrance is home to a quarry tile floor and a stunning cantilever staircase that gives access to the building's four floors.

The block was built between 1954 – 56 for the Regents Park Housing Society, a co-operative group that got together to build on an infill site created by a WWII bomb using a 90% mortgage from the local council. The foundations of this society still exist in many ways, one of which states that the rental of the flats is not allowed. Over the years the building has been home to some interesting inhabitants, including an author, a concert pianist, an editor of the Times literary supplement, a magazine printer, a lecturer in maths and an architect. The building was built using reinforced concrete construction. The board-marked concrete pillars exposed at the ground level, exposed concrete slabs (wire brushed to show the aggregate), red brick infills and concrete slab balconies create a careful composition. The amount of concrete on show tells the story of Goldfinger's progression towards his more well known projects like Balfron and Trellick Towers.

Located a short walk from Primrose Hill and the green expanse of Regents Park, the apartment is close enough to London Zoo that you'll occasionally hear the roar of a lion. Camden is well known for its wealth of restaurants, pubs, bars and it's world famous market. You can also take full advantage of the annual Frieze Masters and Freize London art fairs that take place in Regent's Park. Camden Town tube station is an 8 minute (0.4m) walk away and Camden Road Overground station is a 14 minute (0.7m) walk.



LEASE LENGTH

TBC

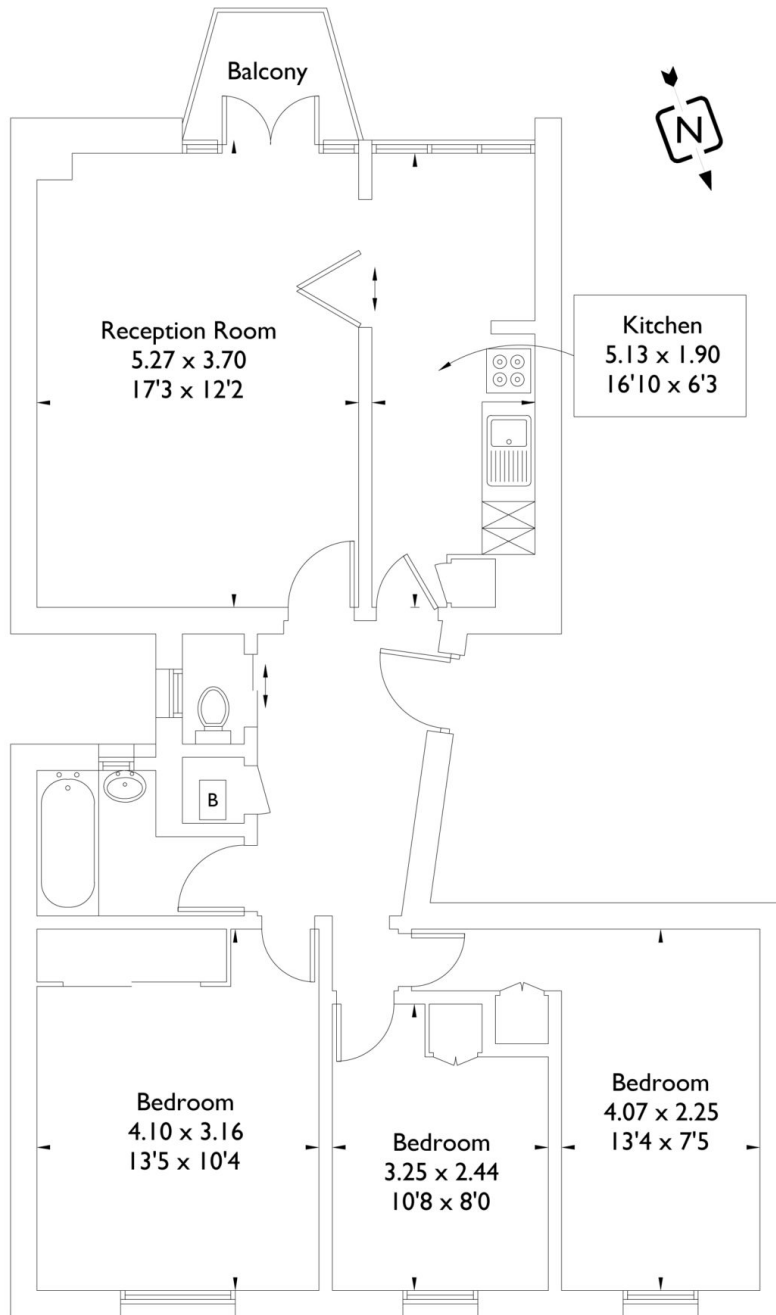
SERVICE CHARGE

£1152pa (approx)

EPC

=n/a





Third Floor

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Approximate Gross Internal Area = 79.6 sq m / 857 sq ft

Illustration for identification purposes only. Not to scale Ref: 174706

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