



RUSSELL SIMPSON

Unique property with award-winning glass-walled extension, garage parking and tranquil secluded garden

PROVOST ROAD
NW3

Provost Road NW3

£7,950,000

BEDROOMS 5	INTERNAL 4,112 SQ FT 382 SQ M	OUTDOOR 5,543 SQ FT	COUNCIL Camden
RECEPTION ROOMS 2		EPC D	COUNCIL TAX Band H
BATHROOMS 4		TENURE Freehold	





The Property



Exceptional house with light-filled contemporary living spaces by a celebrated architect

Constructed by the celebrated architect Eldridge Smerin, this unique design updates a traditional Arts and Crafts cottage from the 1860 with a spectacular glazed metal extension that maximises the sense of light and space.

The ground floor of the original house features an entrance hall, bike storage, a utility room and an integrated garage. Steps lead up to a large atrium, with a guest WC, storage space and a glazed corridor giving access to the modern extension.



The first floor features four bedrooms and two bathrooms. The principal bedroom has steps leading down to a generous bathroom with shower and bath, while another bedroom is also ensuite.





The extension contains an exceptionally large open-plan kitchen, offering a central island, Bulthaup units and Gaggenau appliances. This bright and versatile space includes a glass-ceilinged dining area and a reception room arranged around a hanging fireplace. It is lined with floor-to-ceiling windows, while sliding French doors open onto the garden.

This level also offers a more private reception room with bookshelves and media equipment. Next door is a study, and both spaces provide garden access. Finally, the extension includes a bedroom with ensuite bathroom, a crow's-nest study space, and sliding doors opening onto a private courtyard garden. A guest WC completes this area.

The poured concrete floors include underfloor heating, while the glass frames and doors were commissioned from Fineline Architectural Glass. On completion in 2007, the property was recognised with a prestigious RIBA award, and has since been extensively refurbished.





Outdoor Spaces & The Neighbourhood

The property includes an unusually spacious walled garden. This includes a drive with parking for four vehicles, a paved area for outdoor eating, as well as lawns lined with flowerbeds and silver birch. Created by Chelsea Garden Show gold-medallist Jinny Blom, the garden evokes the tranquillity and seclusion of living among woodland, despite its convenient urban location.

Provost Road is an attractive street lined with pastel-painted houses. It belongs to the highly desirable triangle of Georgian terraces that surround the Victorian church of St Saviour's. These quiet residential streets are moments away from the restaurants, cafes and boutiques of Regent's Park Road, the heart of the sought-after Primrose Hill 'village'.

From here, Chalk Farm underground station is close, giving easy access to the West End, the City and the international links of St Pancras. To the south, the open spaces of Primrose Hill park slope down towards Regent's Park. Meanwhile, Hampstead and its ancient Heath lie to the north.



APPROXIMATE INTERNAL AREA
(INCLUDING GARAGE & EXCLUDING VOID)

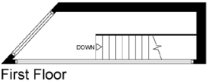
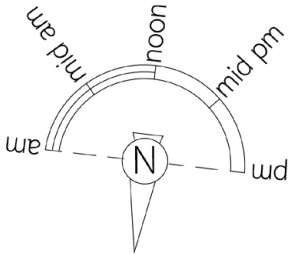
4,112 SQ FT / 382 SQ M

GARAGE

205 SQ FT / 19 SQ M

OUTSIDE AREA

5,543 SQ FT / 515 SQ M



RUSSELL SIMPSON

Contact us

+44 (0) 20 3815 9144

Email

www.russellsimpson.co.uk

Mayfair & Marylebone

50 Grosvenor Hill
London W1K 3QT

View

Watch the video on YouTube

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract.
Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.
Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
Any measurements of distances referred to herein are approximate only. October 2021