



RUSSELL SIMPSON

Unique award-winning property
with glass walled extension,
courtyard and garage parking set
amongst a tranquil garden

PROVOST ROAD
PRIMROSE HILL NW3

Provost Road

£8,000 _{P/W}

BEDROOMS 5	INTERNAL 4,112 _{SQ FT} 382 _{SQM}	OUTDOOR 5,543 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 4		EPC D	COUNCIL TAX H

The Property

Exceptional house with light-filled contemporary living spaces by celebrated architects, Eldridge Smerin.

This distinctive design updates a traditional Arts and Crafts cottage from the 1860s with a spectacular glazed extension that maximises the sense of light and space. Entering the house into a double height glazed atrium, the hall features a sculptural staircase as well as a guest cloakroom. Steps lead down to an integrated garage, bike storage and utility room. The hall gives way to a glass corridor, entering into the contemporary extension.





The Bedrooms

The first floor features the generous principal suite equipped with ample wardrobes and storage; steps lead down to the en-suite with bath, Brazilian marble shower and additional wardrobes.

A second bedroom enjoys a large glazed roof and ensuite bathroom; two further bedrooms share a bathroom and living space.





Entertaining Spaces

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 courtyard offering a seamless indoor-outdoor entertaining space.

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



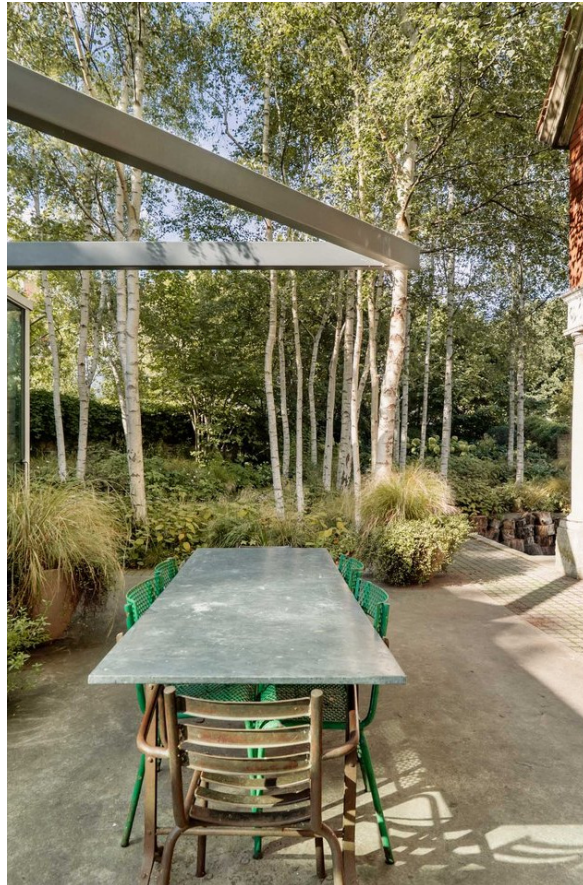


The Design

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 property includes an unusually spacious walled garden. This includes a drive with parking for four vehicles, a courtyard 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.





The Neighbourhood

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 the sought-after village of Primrose Hill.

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.

Provost Road, NW3

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Approximate Internal Area

4,112 sq ft/ 382 sq m

(Including Garage & Excluding Void)

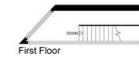
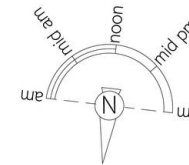
Garage

205 sq ft/ 19 sq m

Outside Area

5,543 sq ft/ 515 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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