

# THE MODERN HOUSE



*North Hill, London N6*  
*Sold*

## The Lubetkin Penthouse, Highpoint II

Designed by the esteemed Modernist architect Berthold Lubetkin for his own use, this is an extraordinary two-bedroom penthouse of significant architectural merit. At the time of its completion in 1938, the apartment was considered to be the highest in London due to its elevated position on North Hill in Highgate, and it has unparalleled panoramic views across London from extensive roof terraces.

The Penthouse has direct lift access from the building's distinctive lobby. Entrance is to a tiled cloakroom with a fixed rough-sewn bench positioned opposite a large window that is shuttered with sand-blasted pine louvres. A concealed door in the wood-panelled wall opens to a bathroom / laundry room.

The reveal of the main space is extraordinary, a wonderfully proportioned room almost 40 feet in length, flanked on two sides by long stretches of fully retractable glazing and capped by a striking barrel-vaulted ceiling.

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The space, although open in plan, is loosely sub-divided to create living, seating and dining areas. A more intimate snug, positioned under a lower area of the ceiling, centres around a boardmarked concrete fireplace. A built-in bench, cut from a single slab of travertine, creates a seat beneath the south-facing stretch of windows that has access to a sheltered terrace. Some original pieces of furniture that were created by Lubetkin and his wife specifically for the apartment, have been preserved. Carpet sections, that denote the seating area, are laced together with coloured cord, whilst coloured Victorian theatre prints from Pollocks still decorate the wall at the entrance to the kitchen.

The two bedrooms, and a bathroom, are situated at the eastern end of the apartment, one of which has direct access to the largest of the private terraces.

Highpoint was built in two phases between 1935 and 1938, and represents one of the best examples of early International Style in London. Highpoint II contains just 12 duplexes, which were designed to be more luxurious than the flats in neighbouring Highpoint I.

Highpoint has been listed at Grade I by English Heritage in recognition of its extraordinary architectural quality. The building is very well maintained, and has a porter, lift access, glorious communal gardens, residents' tennis courts and a heated outdoor swimming pool, as well as a fabulous entrance hall. This particular apartment has a garage en-bloc, which is available by separate negotiation. There is off-street parking for residents on a first-come first-served basis.

Highpoint is conveniently located within a short walk of both Highgate Village – with its shops, cafés and restaurants – and Highgate underground station (Northern Line). The open spaces of Hampstead Heath and Waterlow Park are also within close proximity.



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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”.