

THE MODERN HOUSE



Cholmeley Park, London N6
Sold

Cholmeley Lodge

Offering outstanding views of London's finest landmarks, this three-bedroom penthouse apartment occupies perhaps the best position in Cholmeley Lodge, a beautifully preserved Grade II-listed Art Deco building in Highgate Village.

Designed by the architect Guy Morgan, Cholmeley Lodge is described by Historic England as "one of the finest surviving 1930s mansion blocks by an acknowledged expert in the genre". The building has porterage, unallocated off-street parking, lift access, communal hot water and heating, and a communal roof garden.

This apartment is accessed on the fifth floor, and has a long entrance hall with hanging space for coats. The dividing wall between the reception room and dining room has been removed to create an expansive and wonderfully bright crescent-shaped living space, which is ideal for entertaining. Doors open onto a south-facing terrace with distant views towards the City. There are large amounts of built-in joinery.

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The kitchen has access to another terrace at the rear of the building, with views over trees to Alexandra Palace. There is a south-facing master bedroom with a wall of built-in wardrobes, two further bedrooms and a modern bathroom.

The flat exudes the elegance and grandeur of the Art Deco era, having retained its original timber floor, Crittall windows and curved walls, as well as an Art Deco fireplace.

Cholmeley Lodge is very well situated, standing at the foot of Highgate High Street, with all of its shops, cafés, pubs and restaurants, and directly opposite the open spaces of Waterlow Park. Further areas of parkland can be found at Hampstead Heath, Highgate Wood and Queen's Wood. The Northern Line at Archway provides direct access to King's Cross, the West End and the City, and there are convenient road links to the A1, leading to the M1, A406 and M25.

Highgate has excellent educational opportunities, with two top private schools, Highgate School (co-educational day school for ages 3-18) and Channing (girls' day school for ages 4-18). There are also two well-regarded state primaries, St Michael's and Highgate Primary, plus Montessori and nursery schools in Highgate Village. School buses from the Village also serve Haberdasher's Aske's & North London Collegiate.

Tenure: Leasehold with Share of Freehold Service charge: approx. £4,807.96 per year including heating and hot water
Ground rent: approx. £87.50 per year

Read more about the area in our Resident's Guide to Highgate.



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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”.