

THE MODERN HOUSE

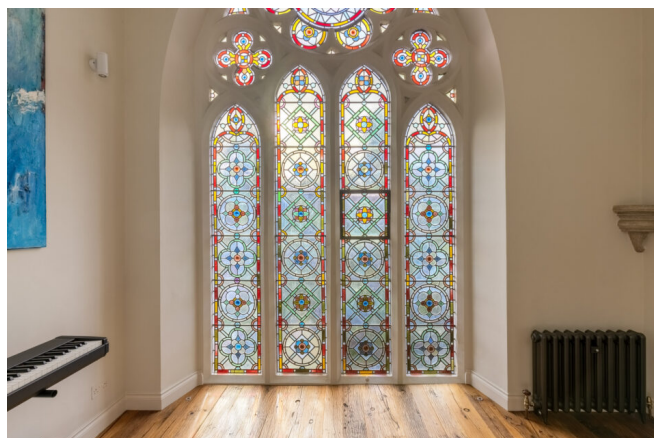


Cromwell Avenue, London N6
Sold

Cloisters Court

A spectacular apartment, extending over 1,600 sq ft and configured across three storeys of a church in Highgate. Many of the original features of the church, built in 1895, have been celebrated in the conversion, such as an expansive, floor-to-ceiling, stained-glass window, a curved wall on the ground floor with narrow lancet windows, and a unique bell tower where a curved wrought-iron staircase leads to a viewing platform with wonderful views over London's skyline. The apartment also has its own private terrace which is now home to the original bell from the tower.

THE MODERN HOUSE



London, North London
Sold

Cloisters Court

The kitchen is found on the first floor, with a white-brick tile splashback, dark grey Italian soapstone countertops and open shelving. The room graduates from single to soaring double-height ceilings which allows for the large high-set windows which flood the room with light. Opposite the kitchen is an alcove which the current owner has arranged as a snug with a bespoke fitted sofa. Behind glazed Crittall doors there is also a brilliant workspace, where yet more of the original stained-glass windows have been revealed. Wooden flooring from reclaimed 18th century French railway wagons runs underfoot and old-fashioned cast-iron radiators are found throughout. From the open-plan dining space, glazed doors open onto the south-west facing terrace.

On the second floor is another large living space which has been used as a second bedroom. A galleried section looks over the double-height void of the kitchen, while the main portion of the living room again has high ceilings and the incredible, intricate, double-height stained-glass window. The current owner also installed a shower-room here, where the old water tank was. They revealed the unusual shape of the room and installed a hand-blown glass window through which you can see the larger stained glass window. The curtains here and in the bedroom downstairs are a heavy Harris Tweed.

Glazed pointed-arch, double-doors open into the bell tower and the wrought-iron spiral staircase curves past the original clock mechanisms and the foot of the stairs, bookcases, bespoke built-in benches and numerous windows which frame views of Waterlow park, glimpses of the heath and the rest of London's skyline.

On the ground floor, there is a wide hallway with a chequered tiled floor. To the right is a generous bathroom with slate tiles, a freestanding cast-iron bath with two further beautiful stained-glass lancet windows above and fittings from Catchpole & Rye. Adjacent, there is a separate utility room. Across the hallway is a master bedroom, with a second bed built into the alcove. A sweeping dressing room is positioned to one side, complete with a bespoke bench which runs the length of the curved stone exterior wall of the church.

The area is wonderful for green spaces. Hampstead Heath is less than a ten-minute walk from the house, through Waterlow Park and past Highgate cemetery. The heath, extending over 800 acres is home to Kenwood House as well as a lido, walking trails, cafes, a Sunday farmer's market and tennis courts.

THE MODERN HOUSE



*London, North London
Sold*

Cloisters Court

The famed Parkland Walk, runs behind the church, offering beautiful woodland walks and a nature reserve. The route traces a former railway line, linking Finsbury Park and Alexandra Palace, through to Stroud Green, Crouch End, Highgate and Muswell Hill. The shops, cafes and restaurants of Highgate and Crouch End are all easily accessible, most notable are wine shop, Bottle, in the village and Lyons, seafood and wine bar in Crouch End. There are also numerous excellent pubs close by, such as the St John Tavern in Archway and The Flask in Highgate.

The Northern Line, at Highgate or 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.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 990 years remaining Service Charge: approx. £3,585 per annum Council Tax Band: F

THE MODERN HOUSE



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”.