

THE MODERN HOUSE



Colina Mews, London N15
Sold

Colina House

Occupying the entire first floor of Colina House, a former church organ factory, is this wonderful three-bedroom loft apartment. Measuring approximately 1,691 sq ft internally, the apartment bears many of the aesthetic hallmarks of warehouse living: oak floorboards, exposed brick, cast-iron pillars, raw concrete mouldings, and an original full-height hoist door opening out over the quiet street below. Positioned on Colina Mews, a short walk from Harringay Green Lanes, the apartment is a rare entity in a neighbourhood dominated by Edwardian and late-Victorian architecture. For more information, please see the History section below.

The Tour

The apartment offers incredibly versatile accommodation in an open plan. The two bedrooms, one with an en suite bathroom, are the only segregated areas. The remaining expansive lateral space is currently configured as a living and dining room. There is a wood-burning stove and a cinema screen installed in this area of the apartment. A contemporary kitchen adjoins this space, with stainless steel units and worktops.

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The bright main bedroom is positioned at the far end of the apartment and has its own connecting dressing room and en suite bathroom. Two further well-proportioned bedrooms are configured in a similar fashion, one of which retains the original loading doors used to transport church organ ranks during the building's former use. A family bathroom is positioned along the hall. There is also a utility room and significant storage spaces within the former lift shaft of the building and concealed along the edges of the communal areas.

The Area

Colina Mews lies in a peaceful location a short walk from Harringay Green Lanes. Numerous cafes, bars and restaurants are all within walking distance, as are the green spaces of Duckett's Common, The Railway Fields nature reserve and Chestnuts Park. The East and West Reservoirs and their watersports and climbing centres are slightly further south.

The Harringay Ladder has become an increasingly popular area in recent years, partly as a result of its 'village' feel, but also due to its excellent traditional Turkish grocers, The Salisbury Pub and numerous Ofsted-approved primary schools.

The area is also spoilt for transport connections including Turnpike Lane (Piccadilly Line), Hornsey (National Rail), Harringay Green Lanes (National Rail) and Harringay (London Overground).

Tenure: Leasehold (Live/Work) Lease Length: approx. 100 years remaining Service Charge: approx. £1,000 per annum Ground Rent: approx. £100 per annum



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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”.