

# THE MODERN HOUSE



*Crescent Road, London N8  
Sold*

## Highgate Spinney III

Favourably located on the Highgate side of Crouch End, within a short walk of the Broadway, this exemplary two-bedroom maisonette occupies the upper floors of one of the area's most sought-after Modernist buildings.

Highgate Spinney was built between 1964 and 1966 to a design by the noted architects John Howard and Bruce Rotherham. It consists of 30 apartments in a secluded position, surrounded by trees and communal gardens.

This particular apartment is the finest we have seen on the development. It has been refurbished with great attention to detail by the architects Gemma Douglas of Herzog & de Meuron and Jim Heverin of Zaha Hadid Architects, who have brought it up to modern standards while respecting the original intent. The glazing has been replaced with double-glazed units in the same configuration, both the kitchen and bathroom have been refurbished in recent years, and electric heaters have been added, along with underfloor heating in the bathroom.

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The property is entered from an external walkway on the first floor. There is an entrance hall with storage for coats, and an open-tread staircase up to the split-level living accommodation that occupies the whole of the second floor. At the rear is a reception room with views onto trees, and at the front a kitchen and dining room with doors onto a terrace. There are windows to two aspects, providing outstanding natural light. The third floor contains two double bedrooms and a bathroom, as well as a second terrace at the rear.

The flat has use of an off-street parking space on the development.

Crescent Road is a tranquil tree-lined street within walking distance of Crouch End Broadway, with its many shops and restaurants. To the west is Highgate Wood and the adjacent Queen's Wood, with a playground and a large expanse of playing fields. To the north is Alexandra Park and to the south is Finsbury Park, which are connected by the beautiful Parkland Walk, a former railway line.

Local transport links include Crouch Hill British Rail station and Highgate Underground station (Northern Line), as well as excellent local buses. The property is within a short walk of Coolhurst tennis club, and Coleridge Primary School, which is rated 'Outstanding' by Ofsted.

Tenure: Leasehold with Share of Freehold Lease: 999 years from June 1989 Service charge: £742 per quarter

*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”.