

THE MODERN HOUSE



North Hill, London N6
£925,000 Leasehold

Highpoint

This three-bedroom apartment is positioned in Highpoint, widely considered to be one of the most significant modernist buildings in London. Designed in the 1930s by preeminent modernist architect Berthold Lubetkin, the building was granted Grade I-listed status in recognition of its extraordinary architectural rarity and quality. This apartment offers tremendous scope for updating, with its generous Crittall windows and well-proportioned living spaces. The building occupies a beautifully elevated spot, only a short walk from the green swathes of Hampstead Heath and the pretty centre of Highgate Village. Please note: the apartment is largely in its original condition and may require some updating.

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The Architect

One of the most important figures in modernism, Berthold Lubetkin set up the architectural practice Tecton in 1932; early commissions included the iconic Penguin Pool and Gorilla House at London Zoo. Lubetkin and Tecton's buildings became some of the most renowned of the period, ranging from private houses in Sydenham to a modernist terrace in Plumstead, south London, as well as the Finsbury Health Centre and the Highpoint apartments in Highgate. For more information on Highpoint, please see the History section below.

The Building

Like something out of a time-war, the communal areas of Highpoint are immaculately maintained and reflect the architect's original utopian vision. The building has a plethora of private amenities designed to foster a greater sense of community and well-being; these include beautifully landscaped communal gardens with extensive lawns, a climbing frame, tennis courts and a heated outdoor swimming pool.

There is also a comprehensive porter service, whose duties include helping to arrange maintenance and repairs for each flat, organising medical assistance, receiving deliveries, and so forth.

There is off-street parking for residents on a first-come, first-served basis and there is a bike shed in the garden.

The Tour

The entrance to the apartment sits on the lower-ground floor via either an internal staircase and immaculately maintained communal areas. There is also the option of a lift. The front door opens onto a generous central lobby, with checkered granite tiles laid underfoot and a useful WC. Hooks extend the length of the room, offering plenty of space to hang bags and coats. To the left lies a sunroom with large glazed doors that slide straight onto a pristine communal lawn that wraps around the rear of the building.

Ahead lies the main living space, while the separate kitchen sits adjacent. As is typical in Lubetkin's Highpoint apartments, wide rows of Crittall windows, still with their original furniture, frame views across the gardens opposite. The kitchen leads from here with ample storage and a separate utility room at one end. Generous glazing continues within this room, allowing natural light to pour deep into the plan.

Three well-proportioned double bedrooms lie at the rear, all with generous Crittall windows. The main bedroom also has an ensuite shower room in addition to a separate bathroom positioned in this section of the apartment.

The apartment has access to a separate garage with space for one car, which is available by negotiation.

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The Area

Highpoint is positioned for the best of Highgate Village with its wide variety of shops, cafés, pubs and restaurants, including wine shop Bottle, popular pub The Flask, and fruit and veg shop Greens of Highgate. There is also The Grocery Post on Archway Road, which serves good coffee and groceries. There are excellent schools in the area, including Highgate School, Highgate Primary School, St Michael's Primary School and Channing.

The Heath offers freshwater swimming year-round in the nearby Bathing Ponds and some of London's most beautiful woodland walks. In addition to elevated views of the city from Parliament Hill, there are tennis courts, cafes and Kenwood House, a wonderful 17th-century country house and gallery.

The Northern Line at Highgate 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 Lease: approx. 990 Service charge: approx. £9,500 per annum (including buildings insurance, management charges, repairs to shared areas, concierge, sinking fund, storage unit and bike store, communal gardens, tennis courts and swimming pool) Ground Rent: approx. £50 per annum Council Tax Band: F

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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”.