

THE MODERN HOUSE



*London N6
Sold*

Hillside Gardens

A rare and exciting opportunity to acquire this unmodernised three-bedroom 1960s house with off-street parking, a private garden and extensive communal gardens. Favourably situated within a short walk of both Highgate Village and the Underground station, the property forms part of the sought-after Southwood House Estate, a triangle of residences designed by the architect Harley Sherlock of Andrews, Emerson, Sherlock & Keable.

On the ground floor is an entrance hall, with a utility room and cloakroom to one side where originally there would have been a garage. To the other side of the hallway is the kitchen, and to the rear is the reception room and dining area with glazed sliding doors to the garden. The dining area is double-height. The first floor contains two double bedrooms, a single bedroom / study, a bathroom and a separate WC.

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The house has been in the same ownership for many years, and hence retains much of its original interior, including an elegant open-tread staircase, and parquet flooring on the ground floor. There is a front garden with an off-street parking space, and a lushly planted garden at the rear, which, in turn, leads onto the communal gardens.

The Southwood House Estate was developed between 1958 and 1962 on the site of the former Southwood House (c1745), which had become derelict and subsequently burned down. Houses were built on Jacksons Lane, Hillside Gardens and Southwood Lane. The development was deliberately sited around the grounds of the old house, and these now form a very attractive and sizeable communal space with splendid mature trees, which is for the sole use of residents. The estate was the first major work of the firm Andrews, Emerson, Sherlock & Keable, who went on to design public housing for Islington.

Highgate Village has a wide variety of shops, cafés, pubs and restaurants. The open spaces of Hampstead Heath and Waterlow Park, and the ancient Highgate Wood and Queen's Wood, are all close at hand. The house is a short walk from Highgate Underground station (Northern Line), and from the stop for the number 43 bus, which runs direct to Moorgate, Bank and London Bridge. There is also a stop for the 134 bus, which serves Camden Town and Tottenham Court Road. There are excellent local schools in the area, including Highgate School, St Michael's Primary School and Channing.



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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”.