

THE MODERN HOUSE



London N19
Sold

Lulot Gardens I

This beautifully renovated apartment is positioned on the first floor of Lulot Gardens, within the highly sought-after Whittington Estate. It has a south-facing terrace and retains plenty of original features within. Designed by architect Peter Tabori in 1970, during Camden Council's "golden age" of progressive social housing developments, the estate is hugely popular with modernist enthusiasts. The block is located between Highgate Village and Dartmouth Park, with the expansive green spaces of Hampstead Heath and Waterlow Park just a short walk away.

The Building

The Whittington Estate comprises six terraces with a pedestrian walkway between each building. The development is characterised by its stepped profile, providing each apartment with excellent natural light and a private entrance accessed from the pedestrianised street via a shared stairway. Landscaping formed an important aspect of the original design and each terrace has a diverse selection of trees, plants and mature shrubs, softening the strong horizontal lines of the concrete structures. For more information, please see the History section below.

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The Tour

Entrance is on the first floor, where an original front door opens to an open-plan lobby area with plenty of bespoke cabinetry for storage. Glazed sliding doors illuminate the room with light and provide access to the south-facing balcony. The apartment retains original windows throughout.

A compact galley dining area, currently configured as a study, links the living room with the understated kitchen to the rear. The kitchen makes excellent use of space and is characterised by its warm timber work surfaces, open shelving, a mirrored splashback and a Smeg cooker.

The main bedroom is a well-proportioned, light space with a leafy outlook. The hall outside is home to a large utility cabinet built flush with the wall, providing plenty of storage. Opposite lies a contemporary bathroom with neutral tiles and yellow accents, in keeping with the building's modernist aesthetic.

Underground garages sit beneath Lulot Gardens with secure parking spaces available to residents.

Outdoor Space

Floor-to-ceiling glazed doors slide open from the living area to reveal a south-facing terrace with views over the treetops beyond. This is a wonderfully secluded area, with plenty of space for alfresco dining and planting opportunities.

The Area

The Whittington Estate is positioned between Highgate Village and Dartmouth Park. Parliament Hill, with its tennis courts, lido and farmer's market, is a short walk away. There are several excellent gastropubs in the area, including St. John's Tavern, The Bull & Last, The Flask, The Lord Palmerston and the Southampton Arms.

Archway and Tufnell Park Underground stations (both Northern Line) are within walking distance.

Tenure: Leasehold Lease Length: approx. 93 remaining
Service Charge: approx. £1673 per annum Ground Rent: approx. £10 per annum



London, North London
Sold

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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”.