

THE MODERN HOUSE



London N19
Sold

Lulot Gardens

This one-bedroom flat with south-facing balcony is located on the first floor of Lulot Gardens, on the highly sought-after Whittington Estate.

The estate was designed in the 1970s by the architect Peter Tabori during Camden Council's 'golden age' of progressive social-housing development. Many of the flats are now in private hands, and are ever-popular with fans of modernist architecture. The development is characterised by its stepped profile that provides each property with excellent levels of natural light, and every flat has its own front door from the pedestrianised street.

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The property measures approximately 527 sq ft internally, to include a double bedroom with built-in wardrobe, bathroom, generous south-facing reception room and kitchen. The corridor leading to the kitchen is large enough to be used as a study or a dining area. The reception room has access to a lovely sunny balcony. Some cosmetic updating is required, but this is a wonderfully bright flat with a double aspect and a favourable position on the estate, away from the road.

There are underground garages beneath Lulot Gardens. Highgate Cemetery borders one side of the estate, and the open spaces of Waterlow Park and Hampstead Heath are within easy reach. Archway Underground station (Northern Line) is a short walk away. The Whittington Estate is favourably positioned between the desirable areas of Highgate Village and Dartmouth Park. There are several excellent gastro pubs in the area, including St John's Tavern, the Bull & Last, the Flask, the Lord Palmerston and the Southampton Arms.

Tenure: Leasehold Lease: approx. 101 years remaining
Service charge: approx. £1,700 per year, including heating and hot water

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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”.