

THE MODERN HOUSE



Whittington Estate, London N19
Sold

Sandstone Place II

This bright one-bedroom apartment with south-facing balcony is located on the first floor of Sandstone Place, a building on the popular Whittington Estate. 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 Architect

The estate was designed in the 1970s by architect Peter Tabori during Camden Council's "golden age" of progressive social housing developments. Many of the flats are now under private ownership 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 the fact that every flat has its own front door from the pedestrianised street.

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The Tour

The apartment measures approximately 520 sq ft internally. Floor-to-ceiling sliding doors lead from the generous reception room onto the south-facing balcony and illuminate the room with sunlight. The apartment maintains its original windows throughout as well as a cleverly designed sliding door that opens to reveal a hidden bookshelf.

A compact dining area links the living room with the kitchen to the rear. The master bedroom is a well-proportioned, light space with a leafy outlook and deep in-built wardrobes which provide excellent storage. In the hall, there is also plenty of storage care of a second large utility cabinet.

The Whittington Estate comprises six terraces with a pedestrian walkway between each terrace. Landscaping formed an important aspect of the original design and each terrace has an interesting selection of trees, plants and mature shrubs, softening the strong horizontal lines of the concrete structures. Underground garages sit beneath Lutetia Gardens with secure parking spaces available to residents.

The Area

The Whittington Estate is positioned between the desirable areas of 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 also close by.

Tenure: Leasehold Lease Length: approx. 119 years Service Charge: approx. £1,545 per annum Ground Rent: approx. £10.00 annually



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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”.