

THE MODERN HOUSE



Whittington Estate, London N19
Sold

Sandstone Place

This bright one-bedroom apartment, with south-facing balcony, is located on the top floor of Sandstone Place, on the popular Whittington Estate. The block is located between Highgate Village and Dartmouth Park, with easy access to the expansive green spaces of Hampstead Heath and Waterlow Park, just a short walk away.

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. This apartment occupies one of the most favourable positions on the estate, at the park end of the terrace, benefiting from the privacy of the top floor, with views over London's skyline.

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The apartment measures approximately 520 sq ft internally. A generous reception room provides access to a beautifully lit south-facing balcony through floor-to-ceiling, glazed, sliding doors. A contemporary galley kitchen links the living area with a dining room to the rear, which has views of Highgate cemetery. The master bedroom is a well-proportioned, light space with a leafy outlook over treetops and deep in-built wardrobes which provide excellent storage and a useful space for a compact utility room.

The Whittington Estate comprises six terraces with a pedestrian walkway between each terrace. Landscaping formed an important aspect of the 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 Lulot Gardens with secured parking spaces available to residents.

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 gastro pubs 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. 106 years Service Charge: approx. £1,590 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”.