

THE MODERN HOUSE



North Hill, London N6
£325,000 Leasehold

The Studio, Highpoint

This well-proportioned studio apartment lies on the ground floor of Highpoint, widely considered to be one of the most significant modernist buildings in London. Designed in the 1930s by preeminent modernist architect Berthold Lubetkin, the building was granted Grade I-listed status in recognition of its extraordinary architectural rarity and quality. The apartment retains many of the hallmarks of Lubetkin's design, from the generous single-paned windows to the cork flooring and original door furniture. Positioned only a short walk from the green swathes of Hampstead Heath, the building occupies a beautiful spot in the centre of the much-loved Highgate. Please note: the apartment is largely in its original condition and may require some updating.

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The Architect

One of the most important figures in modernism, Berthold Lubetkin set up the architectural practice Tecton in 1932; early commissions included the iconic Penguin Pool and Gorilla House at London Zoo. Lubetkin and Tecton's buildings became some of the most renowned of the period, ranging from private houses in Sydenham to a modernist terrace in Plumstead, south London, as well as the Finsbury Health Centre and the Highpoint apartments in Highgate. For more information on Highpoint, please see the History section below.

The Building

Like something out of a time-war, the communal areas of Highpoint are immaculately maintained and reflect the architect's original utopian vision. The building has a plethora of private amenities designed to foster a greater sense of community and well-being; these include beautifully landscaped communal gardens with extensive lawns, a climbing frame, tennis courts and a heated outdoor swimming pool.

There is also a comprehensive porter service, whose duties include helping to arrange maintenance and repairs for each flat, organising medical assistance, receiving deliveries, and so forth.

There is off-street parking for residents on a first-come, first-served basis and there is a bike shed in the garden.

The Tour

The entrance to the apartment is from the lower-ground level, via a short set of steps and immaculately maintained communal areas. There is also the option to use the lift. The front door opens onto a wonderfully bright open-plan studio space, with its original cork flooring running throughout. Large, single-paned Crittall windows opposite allow plenty of natural light to pour deep into the plan.

The kitchen, storage room and bathroom are positioned off the central hallway. The storage room in the middle, with its built-in shelving and rail, can easily be configured as a dressing area, while a built-in table also allows for a variety of different uses such as homeworking. Generous glazing continues in the galley kitchen at the rear of the plan, which is largely executed in neutral cabinetry with stainless steel fixtures, sensitively reflecting the modernist aesthetic of the building.

The Area

Highgate Village is also nearby and has a wide variety of shops, cafés, pubs and restaurants, including The Flask, and fruit and veg shop Greens of Highgate. There is also The Grocery Post on Archway Road, which serves good coffee and groceries. There are excellent schools in the area, including Highgate School, Highgate Primary School, St Michael's Primary School and Channing.

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The Heath offers freshwater swimming year-round in the nearby Bathing Ponds and some of London's most beautiful woodland walks. In addition to elevated views of the city from Parliament Hill, there are tennis courts, cafes and Kenwood House, a wonderful 17th-century country house and gallery.

The Northern Line at Highgate provides direct access to King's Cross, the West End and the City, and there are convenient road links to the A1, leading to the M1, A406 and M25.

Tenure: Leasehold Lease: approx. 990 Service charge: approx. £6,000 per annum (including buildings insurance, management charges, repairs to shared areas, concierge, sinking fund, storage unit and bike store, communal gardens, tennis courts and swimming pool) Ground Rent: approx. £50 per annum Council Tax Band: C

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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”.