

THE MODERN HOUSE



*North Hill, London N6
Sold*

Highpoint

This two-bedroom apartment is situated on the first floor of Highpoint, arguably the finest example of residential Modernist architecture in London.

Designed by Berthold Lubetkin in the 1930s, Highpoint has been listed at Grade I by English Heritage in recognition of its extraordinary architectural rarity and quality (for more information, see the History section).

Entrance to the apartment is via the building's beautiful and immaculately maintained lobby. This particular apartment measures approximately 851 sqft, and includes a wonderfully proportioned dual-aspect reception room, with a south-facing panoramic window that looks over the striking entrance of neighbouring Highpoint II. There are two bedrooms, both with original built-in wardrobes, a separate kitchen, a bathroom and a neatly sized study that is positioned off the wide entrance hall.

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Highpoint has a 24-hour portering service, which is comprehensive and includes help with arranging maintenance and repairs for each flat, organising medical assistance, receiving deliveries etc. It has lift access, glorious communal gardens with extensive lawns, a climbing frame, residents' tennis courts and a heated outdoor swimming pool. There is off-street parking for residents on a first-come first-served basis. Each flat has a sizeable space in the basement for storage, and there is a bike shed in the garden. The service charge includes the provision of central heating and hot water.

Highpoint is conveniently located within a short walk of both Highgate Village – with its shops, cafés and restaurants – and Highgate Underground station (Northern Line). The open spaces of Hampstead Heath and Kenwood are also close at hand.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 994 years (999 years from 1st January 2012) Service Charge: approx. £9,200 per annum (£2,300 per quarter) Ground Rent: approx. £62.48 per annum (£15.62 per quarter)



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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”.