

THE MODERN HOUSE



Shepherds Hill, London N6
Sold

Altior Court

This wonderfully bright one-bedroom apartment is positioned on the fourth floor of Altior Court, a mid-century apartment block within leafy Highgate. The interiors retain many original materials and features, resulting in a series of light, sociable living spaces. The apartment has a private balcony, shared gardens and off-street parking, and looks out over the treetops of Shepherds Hill and beyond to Muswell Hill and Epping Forest. It is within easy walking distance of Highgate and Archway underground stations and Crouch Hill overground.

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The Building

Completed in 1965, Altior Court is characterised by sleek elevations of pinkish brickwork and geometric patterns of horizontal glazed openings, with concrete string courses and protruding balconies complementing the simple façade. Mature trees shield the building from Shepherds Hill and create a peaceful, verdant setting for residents looking out. The building is set back from the road and in a slightly elevated position. The communal areas, particularly the entrance lobby and hallways, maintain much of their 1960's atmosphere and detail, including artfully patterned tiling and marble and mirrored panelling. A communal lift and shared staircase provide access to all floors.

The Tour

In keeping with other well-planned mid-century buildings, the sensical layout of this 878 sq ft apartment is carefully considered, economical and well-proportioned. At its heart is arguably the large living and dining room, replete with a study area. Cork tile flooring runs underfoot throughout. Arranged in an open plan, the space is orientated towards Shepherds Hill and is bathed in generous ambient light. A glazed screen provides access to the balcony and frames views over the trees to expansive horizons beyond.

A wide half-height opening acts connects to the adjoining kitchen. This is filled with simple white cabinetry, woodblock worktops and olive green tiling. Morning sunshine and far-reaching views are drawn through its large metal window.

Shelving lines the concealed passage to the bedroom. A bright space, this has similarly expansive views from the full-width window and ample room for wardrobes. The colourful bathroom sits adjacent and is flanked on either side by large storage cupboards.

Consent has been agreed in principle to modify the main living space to create a second bedroom, subject to the necessary terms and conditions and applicable fees.

Outdoor Space

The apartment shares extensive communal gardens to the front and rear of Altior Court. These have mature, broad-leaved trees, plants and shrubs, as well as green spaces for sunning, relaxing and playing. Many well-established fruit trees, including apple and pear, dot the ground and are ripe for the picking.



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The Area

Altior Court is perfectly positioned within a short walk of the numerous shops, cafes and restaurants of both Highgate Village and Crouch End. There are several large areas of green space nearby at Highgate Wood, Waterlow Park and Queen's Wood; Hampstead Heath, home to Kenwood House, as well as extensive sports facilities, walking trails and cafes, is less than five minutes drive from the flat. The renowned Parkland Walk offers a beautiful nearby walking track, tracing the route of a disused railway line linking Finsbury Park and Alexandra Palace, through to Stroud Green, Crouch End, Highgate and Muswell Hill. There are excellent local schools in the area, including St Michael's Primary and Coleridge Primary.

The Northern Line, at Highgate or Archway, provides direct access to King's Cross, the West End and the City; the W5 hopper bus is a handy way to access Archway Station. There are convenient road links to the A1, leading to the M1, A406 and M25.

Tenure: Leasehold Lease Length: approx. 93 years Service Charge: approx. £2,262 per annum Ground Rent: approx. £125 per annum

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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”.