

THE MODERN HOUSE



Marlborough Road, London N19
Sold

Blenheim Court

This fantastic two-bedroom Modernist maisonette in Blenheim Court was built to a design by Harley Sherlock in the 1960s. Positioned between Archway and Crouch Hill, the estate epitomises Sherlock's forward-thinking architectural intentions with low-rise blocks constructed in London vernacular brick arranged around leafy gardens. This particular apartment sits on the top floor, and as such has a wonderful south-facing roof garden.

Entry is from a second-floor external hallway (which Sherlock describes as a "friendly" 1960s idea), and this apartment occupies a quiet end-of-terrace position. The maisonettes on the top of each block are arranged in an upside-down layout, allowing for bright and open living spaces with direct access to the terrace on the third floor.

The upstairs space has a pleasant sense of openness with a large living and dining room, and a separate kitchen. Both open with doors to the roof garden. The living room is dual aspect, with a row of clerestory windows on the north façade and views to the treetops in both directions.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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The current owners have decorated in a simple palette that chimes with Sherlock's straightforward design. As such, the kitchen is fitted with white cabinetry set underneath wood worktops. Wood floors run underfoot throughout the apartment.

On the second floor are two bedrooms, one with an in-built wardrobe, and a family bathroom. The apartment also has a large storeroom, which is accessed from the external hallway.

Harley Sherlock resisted the prevailing orthodoxy at the time that concrete tower blocks represented the future of urban architecture. He forged his reputation during the post-war rebuilding of London by instead pioneering low-rise housing, explained in 'Cities Are Good for Us' (1991) and 'An Architect in Islington' (2001).

Blenheim Court is one of the best examples of Sherlock's work, along with his much-admired houses on The Southwood House Estate in Highgate.

The apartment is well-positioned near the centre of Archway, with access to some of the best parks and restaurants in this part of north London.

It is a short walk to Stroud Green Road, known for The Old Dairy, an ornate Victorian dairy-turned-pub, organic shops such as Urban Native, and Butler's, an independent wine shop and delicatessen. Crouch End is within easy reach to the north with its excellent selection of shops, restaurants, pubs and cinemas. Alongside Arthouse, a local arts centre and independent cinema, there is also a Picturehouse cinema. Hornsey Town Hall is undergoing a significant renovation which will welcome a new cinema, art centre, public plaza and assembly hall to the area.

The area is wonderfully positioned for green spaces. The Parkland Walk offers beautiful woodland walks and a nature reserve. The route traces a former railway line, linking Finsbury Park and Alexandra Palace, through to Stroud Green, Crouch End, Highgate and Muswell Hill. Waterlow Park in Highgate and Hampstead Heath, two of the city's loveliest parks are also close by.

It is a ten-minute walk to Archway Underground Station for access to the Northern Line, while a little further in the opposite direction, Finsbury Park runs Victoria & Piccadilly Lines as well as mainline trains. Crouch Hill and Upper Holloway Overground stations are also close by.

Tenure: Leasehold Lease Length: approx. 91 years remaining Service Charge: approx. £1,742 per annum, including building's insurance, repairs to shared areas and the outside of the building, concierge or caretaker, communal garden Ground Rent: approx £10 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”.