

THE MODERN HOUSE



Cholmeley Park, London N6
Sold

Cholmeley Lodge II

Positioned on the first floor of Cholmeley Lodge, a beautifully-preserved Grade II*-listed Art Deco building in Highgate Village, is this wonderful two-bedroom apartment. Retaining many original features and flooded with light through expansive Crittal windows, the interior spaces have been subject to a thoughtful intervention by the current architect-owner. There is a private south-facing balcony, and residents have access to large communal rooftop gardens.

Cholmeley Lodge lies at the edge of Highgate Village, which is loved by locals for its independent shops and cafes. Designed by the architect Guy Morgan in 1934, it is described by Historic England as 'one of the finest surviving 1930s mansion blocks by an acknowledged expert in the genre'. The building has porterage, unallocated off-street parking and lift access. This apartment also has a garage (connected to mains power and with lighting).

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Entry is to a large hallway, with reeded glass doors leading from it.. The current owner has opened this space to the kitchen, with a sleek breakfast bar connecting the two. Contemporary interventions such as this introduce a sense of flexibility to the plan, while retaining the elegance and grandeur of the Art Deco design. The kitchen is fitted in with minimal white cabinetry and has a discreet back door.

The living room is set across the hallway, positioned to make the best of the south-westerly aspect. Original timber floors run underfoot and an Art Deco fireplace sits at the centre of the space. The stripped Crittal windows frame views towards the City and a door leads onto the wrap-around balcony.

This particular apartment is positioned on the corner of the block, which allows light to flood in at three aspects throughout the day. There are two bedrooms, both with in-built wardrobes. The larger is dual aspect, while the other has a neat en-suite bathroom.

The historic centre of Highgate Village grew up around the toll gate that charged travellers to use the road from the 14th century onward. The pretty group of buildings in this area continues to foster a tight community feeling in the centre of London, and the rich architectural history is now matched by renown for contemporary design.

Just the other side of the High Street is the beautifully maintained Waterlow Park, with tennis courts and two children's playgrounds. This apartment is close to some of the best parks and green spaces in London. Walking paths through Queens Wood and towards the Parkland Walkway, a disused railway line, are a few minutes away and ancient Highgate Wood is also close by. It is a fifteen-minute walk to Hampstead Heath and its swimming ponds.

The High Street has a lovely collection of small shops, delis, a Gail's bakery and other cafes that give it a unique small community feel. Local favourites include Greens greengrocers, Highgate Bookshop, Limone delicatessen, Highgate Pantry, Wholefoods and Highgate Butchers. The much-loved 17th Century Flask Inn speaks to the area's history. Highgate also has some outstanding schools, including St Michael's primary, Highgate School and Channing.

It is a ten-minute walk to Highgate Underground Station, while Archway is closer and can also be easily reached by bus (both Northern Line). The bus connections are very good, with direct buses to the City and the West End from the bottom of Swains Lane. There are convenient road links to the A1, leading to the M1, A406 and M25.



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Tenure: Leasehold with Share of Freehold Lease Length: approx. 994 years remaining Service charge: approx. £4,475 per annum plus approx. £2,350 reserve fund contribution (including: buildings insurance, freeholders' administration or management charges, repairs to shared areas and the outside of the building, cleaning services, concierge or caretaker, sinking fund, bike store, communal garden, roof terrace, CCTV Ground rent: approx. £87.50 per year Council tax band: D



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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”.