

THE MODERN HOUSE



*London N8
Sold*

Coolhurst Road

This beautifully bright one-bedroom apartment is favourably located on the Highgate side of Crouch End, within a short walk of Broadway. Occupying the first floor of a handsome red-brick Edwardian building, the apartment has been recently renovated with sensitive attention to detail. It combines generous period proportions and original features with modern interior detailing. The location offers easy access to Crouch End Broadway and Highgate underground station.

The Tour

A tiled pathway leads through leafy courtyard gardens and up to the beautifully preserved portico entrance. Ascending a well-maintained communal stairwell, the apartment has a private entrance, leading into a hallway with ample space for coats and shoes; timber flooring runs underfoot.

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The internal living space extends to approximately 585 sq ft, configured in a predominantly open-plan layout with room for entertaining. Generous ceiling heights create a wonderful sense of space, and two large sash windows invite an exceptional quality of natural light to flood in throughout the day.

A modern kitchen runs the length of one side of the plan, with appliances built neatly into bespoke cabinetry. A dining area is positioned centrally, and full-height bookshelves are set into the alcoves.

The bedroom lies on the easterly side of the apartment and is a spacious and wonderfully bright room, with two further sash windows which frame verdant views across the treetops. The modern bathroom has been sensitively renovated with bespoke shutters, a bath and a shower.

The Area

Coolhurst Road is a tranquil tree-lined street within walking distance of Crouch End Broadway, with its many shops and restaurants. To the west is Highgate Wood and the adjacent Queen's Wood, with a playground and a large expanse of playing fields. To the north is Alexandra Park and to the south is Finsbury Park, which are connected by the beautiful Parkland Walk, a former railway line.

Local transport links include Crouch Hill British Rail station and Highgate Underground station (Northern Line) and excellent local buses. The property is within a short walk of Coolhurst tennis club, and Coleridge Primary School rated 'Outstanding' by Ofsted.

Tenure: Leasehold Lease: Approx. 125 years Ground Rent: Approx. £250 per annum Service charge: £138 per annum Council Tax Band: B



*London, North London
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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”.