

THE MODERN HOUSE



*London N6
Sold*

Cromwell Avenue

Occupying a superb position in Highgate, this three-bedroom apartment has been thoughtfully reimagined by the current owner. Contemporary living spaces unfold across the ground floor, flowing towards a private rear garden bordered by lavender and rosemary bushes. The interiors exemplify a wonderful marriage of Scandinavian-inspired minimalism against the white-washed formality of ornate Edwardian features. The apartment is a short walk from Waterlow Park, as well as the much-loved green spaces of Hampstead Heath.

The Tour

Cromwell Avenue is a peaceful, tree-lined street that gently slopes down from Highgate Village towards Waterlow Park. This apartment lies within a red-brick Edwardian terrace, set back from the street behind a pretty front garden. A bright blue front door opens to a communal entrance hall, where this apartment's front door lies.

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The main living spaces lie at the rear of the building, arranged in a sociable open plan. Oak parquet flooring has been specially soaped to ensure it is wonderfully hard-wearing, simultaneously lightening the wood gradually over time. Original cornicing extends around the room at a high level, while an original fireplace with ornate, white-painted detailing creates a handsome focal point. The dining area is currently arranged in front of generous French doors that open directly to the garden and welcome light in; a storage unit sits on the left.

At the rear of this room is the kitchen, formed of quartz workbenches that extend around the space in a U-shape to create a breakfast bar on one side. Ample storage is concealed within white cabinetry, with brass handles adding subtle detail. Built-in appliances include an oven, a hob and a dishwasher. The space feels wonderfully sociable, allowing for easy entertaining, care of its open nature.

A short set of steps descends from the hallway to the beautifully bright main bedroom, where French doors provide access to the garden. A large window on the adjacent aspect invites further light in, creating a sunny, welcoming atmosphere. There is a large en suite with a built-in bath, matte black fixtures and fittings and a mirrored storage unit.

The two further bedrooms are used as a nursery and office, respectively. The larger of these is positioned at the front of the plan and is characterised by a generous three-bay sash window; one wall has been painted an enveloping shade of black, and original cornicing extends above. There is also a contemporary shower room with a large walk-in shower with slate-tiled floors and metro tiled-walls.

There is storage in the hallway in the form of a mini attic area. Smart lighting and heating features throughout the apartment.

Outdoor Space

The apartment has its own private garden, laid mostly to lawn and bordered with mature plants, shrubs and trees. A paved patio area extends from the living room, making a perfect space for an early evening drink, and a tiled terrace that leads from the main bedroom. Planting includes lavender and rosemary bushes, as well as a mature olive tree. There is a large shed that provides outdoor storage.

The Area

Cromwell Avenue is perfectly positioned for the green spaces of Waterlow Park and Hampstead Heath, which are around five and 15 minutes by foot, respectively. The men's and women's swimming ponds on the Heath, which offer year-round freshwater swimming, are much-loved by local residents.



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Nearby, Swain's Lane has been recently rejuvenated thanks to the arrival of several independent shops and cafes. Electric Daisy Flower Farm, Kalendar coffee shop, Superette, and Bourne's fishmongers are all local favourites, as is Roni's, a new independent deli.

Highgate Village is also nearby and has a wide variety of shops, cafés, pubs and restaurants, including wine shop Bottle, popular pub The Flask, and fruit and veg shop Greens of Highgate. There is also The Grocery Post on Archway Road, which serves good coffee and groceries. There are excellent schools in the area, including Highgate School, Highgate Primary School, St Michael's Primary School and Channing.

The Northern Line at Highgate provides direct access to King's Cross, the West End and the City, and there are convenient road links to the A1, leading to the M1, A406 and M25.

Tenure: Share of Freehold Lease Length: approx. 991 years remaining Service Charge: approx. £622 per annum Ground Rent: peppercorn Council Tax Band: E

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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”.