

THE MODERN HOUSE



*London N19
Sold*

Heathville Road

This thoughtfully crafted, three-bedroom house by ZDA Architects is positioned on an end-of-terrace plot on the quaint Heathville Road. The form of the house demonstrates a restrained and minimal approach to materiality and geometry, creating a striking impression from the street. A careful articulation of interconnected living space extends to over 1,500 sqft and a simple material palette of wood, stone, and clay gives the interior a calm and serene aesthetic. The house is flanked by two tranquil courtyards, one at the front and one at the rear. Heathville Road is surrounded by public spaces and is also well-connected; Finsbury Park is a 20-minute walk away and Crouch Hill Station is a six-minute walk.

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The Architect

Designed and built by ZDA Architects for the architect's own use, this home is a labour of love and ingenuity. The plot, formerly a pair of derelict lock-up garages. Through careful consideration and negotiation, ZDA were able to gain planning permission for a home that accommodates two sunken courtyards and 1,516 sq ft of living space. Designed for contemporary living and true to modernist expression, the house is free from decorative motifs, allowing space, light and materiality to take precedence.

The Tour

Set back from the road, behind a sunken courtyard garden, the façade of the house has an elegant asymmetry. White render is broken up by large swathes of glazing and punctuated with Iroko timber cladding.

Upon entry to the house, volcanic blue Irish limestone runs underfoot. Black American walnut and clay plaster line the walls here, and throughout. The house is arranged in an upside-down layout with the open-plan, dual-aspect kitchen, living and dining space on the first floor. At the rear of the plan is the kitchen area. The same walnut is used on the countertops in this room, complemented by sleek white cabinetry that houses a Blanco sink and Smeg appliances. A stove lies atop a stone island, set behind a walnut screen. A walk-in pantry and extra storage are hidden behind clay-plastered walls.

The living area on this floor is at the front of the plan. An entirely glazed wall defines this space and pair of leather line shutters open from here to form a balcony. The walls and ceiling are rendered, creating soft shadows on the surfaces. There are built-in shelves in two walls. A walnut desk is suspended above the glazed double-height hallway.

The primary suite occupies the top floor, with a set of sliding pocket doors dividing a living area from the tranquil sleeping space. When the doors are open, the room is filled with light that pours in from three aspects. Velux windows punctuate the white timber-clad ceiling, while vertical glazing at the front of the plan affords views onto the tree canopies. A skylight illuminates the open-tread sculptural stairwell, with a brass and walnut balustrade. An en suite bathroom, with a walk-in shower and a skylight, is hidden behind the plywood cabinetry that lines the back wall.

On the ground floor, there are two bedrooms separated by a bathroom. In the first, a full-height timber-framed door opens out onto a patio, shaded by bamboo and ivy. The room has built-in wardrobes and open shelves; dark limestone floors run underfoot. The second bedroom has an en suite bathroom with views of, and access to, a private courtyard.

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The large family bathroom on this floor is set between the bedrooms; glass bricks at street level allow light in, and the blue Irish limestone floor blends seamlessly with the custom bath built in the same material. There is a large vanity and a walnut-lined wall with open shelves.

Outdoor Space

The house is set between two courtyards, one at the front and another at the rear. The front stone paved patio has space for a barbeque, a bench and planters for bamboo and ivy that line the perimeter. The rear courtyard draws light from above, ivy runs the side of one wall and the floor is covered with loose slate shingles. These neatly arranged and calming spaces are perfect for peaceful solitary moments and offer a calm retreat from the city.

The Area

Heathville Road is on a quiet tree-lined street south of Parkland Walk, a six-minute walk way. Crouch Hill, Finsbury Park and Highgate are all within easy reach. Several highly regarded eateries are nearby, including the excellent Big Jo cafe, Max's Sandwich Shop and Dotori. The Faltering Fullback pub is moments away. Other offerings are available on Stroud Green Road, known for its organic shops, including Urban Native and Butler's Deli, an independent wine shop and delicatessen. Also nearby is the open expanse of Finsbury Park, and just to the north is Parkland Walk, a much-loved trail on a disused railway line that connects Finsbury Park to Highgate.

There are several excellent schools in the area; one of the main reasons for its popularity with families. Primary schools include Coleridge Primary School, the Catholic St Gildas' Junior School and St Aidan's Voluntary Controlled Primary in nearby Stroud Green. Crouch End also has some highly regarded secondary schools, including Hornsey School for Girls, Highgate Wood, and Greig City Academy to the north in Hornsey. In nearby Highgate is Channing School for Girls and Highgate School.

There are several stations for transport nearby, including Crouch Hill Overground station, Archway Underground station (Northern Line) and Finsbury Park for Victoria & Piccadilly Line services and mainline trains.

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”.