

THE MODERN HOUSE



*London NW5
Sold*

Highgate Road II

Subject to a sympathetic renovation in recent years, this one-bedroom apartment in Highgate is positioned on the second floor of a well-conceived 1970s modernist block. Designed by Yorke, Rosenberg & Mardall, the apartment combines original features, such as timber-framed windows and herringbone parquet flooring, with a series of clever design touches, including cabinetry and pocket doors painted in vibrant colours. The apartment has a private, west-facing balcony, which overlooks the leafy tree canopies and verdant planting in the communal gardens below. The building is excellently located near the green expanses of Parliament Hill and Hampstead Heath, with Kentish Town, Tufnell Park and Camden all within easy walking distance.

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The Architect

One of the most prominent firms of the post-war period in Britain, Yorke Rosenberg Mardall was formed in 1944 by F.R.S. Yorke, Eugene Rosenberg and Cyril Mardall. Yorke was a modernist architect in Britain, designing houses such as Sea Lane House, West Sussex, in collaboration with Marcel Breuer, as well as the author of the renowned book, *The Modern House*. Rosenberg worked under Le Corbusier before coming to Britain. The three architects crossed paths at the Modern Architectural Research group of modernist designers. After WWII, the company designed many notable public sector projects, including St Thomas' Hospital in London and Gatwick Airport in 1958.

The Tour

The estate is set back from Highgate Road, its angular modernist profile characterised by London stock brick and wood-framed glazing. A footpath leads to the rear of the estate, where an internal set of stairs leads to the apartment on the second floor.

Inside, the plan has been cleverly reconfigured by the current owner. A pared-back aesthetic works in tandem with white walls to maximise the sense of volume and light throughout, while pocket doors painted in green and orange add a playful splash of colour. The front door opens onto a central hallway with fireproof glazing spanning one of the walls, allowing natural light to fill the space and establishing an immediate visual connection with the galley kitchen.

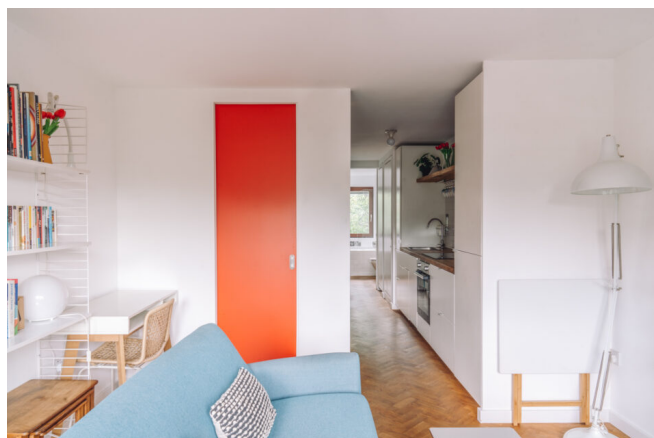
Original herringbone parquet flooring flows from here into a wonderfully bright living space which occupies one end of the plan. A large, timber-framed window sits adjacent to a glazed door on the rear elevation, which leads out onto a private balcony.

A fully integrated kitchen lies at the centre of the apartment, where an oak worktop sits below a white tiled splashback and a wide pane of glazing. There is extensive cabinetry throughout, and an open oak shelf provides easy access storage.

At the other end of the apartment is a spacious bathroom with the same white square tiling as the kitchen and a well-proportioned double bedroom with a walk-in wardrobe. Both rooms have an original timber-framed window with double glazing, framing leafy views while drawing in an excellent quality of light. A useful storage cupboard sits just outside the bathroom and conceals laundry appliances.

Outdoor Space

At the rear of the living space, a glazed door opens onto a private, west-facing balcony enclosed by brick walls atop iron railings. With space for a small table and chairs, it provides a lovely spot to enjoy the afternoon sun overlooking the wonderful communal gardens below.



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The Area

The building lies between Highgate and Kentish Town, with Hampstead Heath and Parliament Hill reachable in five minutes on foot. The latter has tennis courts, a lido, and a weekly farmers' market. The Heath is one of London's most popular public parks, with the men's and women's swimming ponds offering year-round freshwater swimming. There is a fantastic selection of cafés, restaurants, and pubs nearby, such as The Bull & Last (consistently voted in the top 50 gastropubs in the UK), Citro, The Pineapple, The Southampton Arms, and The Lord Stanley.

Kentish Town's high street is a 10-minute walk away and has a great selection of independent shops, cafés, and restaurants, notably Anima e Cuore, Panadera, Kentish Town Stores, Saint Espresso, and Kossoffs. Camden Market and Belsize Park are also within easy reach, while Primrose Hill and Hampstead High Street are both around a 30-minute walk. South End Green is a 20-minute walk away, home to plenty of independent cafés and a large M&S Foodhall.

Camden's large-scale regeneration programme of Gospel Oak and the Murphy's Yard development is underway and will benefit the area with an added walkway between Gospel Oak and Kentish Town in the next 10 years (STTP). Also in progress are plans for a New York-style 'high line' that will connect Kentish Town and King's Cross via a landscape-designed walking route (as an alternative to the canal towpath) within the next few years.

Transport in the area is excellent, with Gospel Oak a five-minute walk away, running Overground services to Highbury & Islington, West Hampstead, and Clapham Junction. Kentish Town (Northern Line and Thameslink) is under 10 minutes away, as is Tufnell Park (Northern Line). Numerous local buses provide easy access to the City and the West End.

Tenure: Leasehold Lease Length: approx. 91 years remaining Service Charge: approx. £3,500 per annum, and includes gas Ground Rent: Peppercorn Council Tax Band: B

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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”.