

THE MODERN HOUSE



Crescent Road, London N8
Sold

Highgate Spinney VI

This two-bedroom apartment is located on the Highgate side of Crouch End, within the Conservation Area and a short walk from Crouch End Broadway. It is situated within Highgate Spinney, one of the area's renowned modernist buildings designed by Howard & Rotherham in the 1960s. The apartment retains a plethora of original features, including the iconic dark wooden stairs that seem to almost float between floors. There are two balconies across the three levels and a wonderful sense of flow throughout. Expansive communal gardens lie below, carefully planted with mature trees, flowers and blooming shrubbery. There is secure off-street parking for one vehicle. For more information on the architects, please see the History section below.

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*London, North London
Sold*

Highgate Spinney VI

The Building

Highgate Spinney was built between 1964 and 1966 to a design by noted architects John Howard and Bruce Rotherham. It consists of 30 apartments in a secluded position on Crescent Road, surrounded by trees and communal gardens. The building takes the form of a linear block with a south-east street elevation, defined by an uncompromising architectural regularity. Its stark, jutting forms are sensitively softened by the surrounding greenery and the expanse of sky above.

The Tour

The apartment unfolds across the second, third and fourth floors of the building, occupying an enviable corner position that ensures it feels extremely private. Entrance is to a hallway which is home to a large storage cupboard, providing ample space for bicycles, prams and other items. Original Colombian pine stairs ascend to the third floor and the main living spaces therein.

The living room is positioned at the rear of the plan. A bright, open space, it is illuminated by a row of original windows that extend almost the full width of the wall, framing views over the greenery of the communal garden below. Pale tiles extend underfoot and the walls are painted a simple white, allowing the architectural features of the plan to take centre stage. These include three steps that gently lead to the kitchen, their slight shift in level delineating the spaces but ensuring a sense of flow between them.

Open to the living room, the kitchen is perfect for entertaining. It overlooks the living space just below, with a U-shaped layout that ensures conversation can be easily maintained while cooking. The current owners have introduced new cabinetry entirely sympathetic to the building's mid-century design, with sliding doors and cutout handles. Underfloor heating has been installed below neutral porcelain floor tiles, which lead towards the balcony at the front of the plan. A wall of glazed doors folds open to provide access, simultaneously making the living space dual aspect and therefore exceptionally light.

The dark pine stairs rise to the fourth floor, their '60s patina creating an atmospheric ascent. A horizontal skylight welcomes light into the space. There are two bedrooms on this floor; the rear bedroom features original built-in cabinetry and has direct access to a balcony. The other has space for a desk; storage takes the form of a full-height built-in wardrobe. There is a separate WC and bathroom, both of which make use of a simple palette in shades of white and blue. These rooms have been updated by the current owners yet are thoroughly sympathetic to the design elsewhere.

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Outdoor Space

Glazed doors fold open from the kitchen to the front balcony, which is shielded from the street by mature greenery. Wooden decking extends underfoot and the trees in front of the building cast a beautiful, dappled light over the space.

The second balcony extends directly from the rear bedroom on the fourth floor and has expansive views north towards Alexandra Palace. The apartment's corner position allows for far-reaching, uninterrupted vistas and the top floor location of this balcony means it is not overlooked, ensuring it receives copious amounts of sunshine.

There is an expansive communal garden, which is solely for the use of residents. It is impeccably maintained and is a tranquil spot that feels utterly secluded.

The Area

Crescent Road is a tranquil tree-lined street within walking distance of the shops and restaurants of Crouch End Broadway. 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 Parkland Walk, a former railway line. Highgate Spinney is a short walk from Coolhurst Tennis Club, as well as Coleridge Primary School, which is rated 'Outstanding' by Ofsted.

Local transport links include Crouch Hill British Rail station and Highgate Underground station (Northern Line), as well as excellent local buses.

Tenure: Leasehold with Share of Freehold Underlying
Lease Length: approx. 976 years remaining Service Charge:
Approx. £3,000 per annum 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”.