

THE MODERN HOUSE



Crescent Road, London N8
Sold

Highgate Spinney VII

Set in the Crouch End conservation area is this classic mid-century two-bedroom apartment in Highgate Spinney, one of the area's most sought-after modernist buildings. The maisonette sits at the edge of the building, overlooking wide communal lawns to the rear and established herbaceous borders at the front, all surrounded by woodland. The split-level design, which unfolds over three offset floors, creates a strong flow of light and excellent sight lines throughout the apartment. There is secure off-street parking for one vehicle.

The Building

Highgate Spinney was built between 1964 and 1966 to a design by noted architects John Howard and Bruce Rotherham. It comprises 30 apartments in a secluded position on Crescent Road, surrounded by trees and communal gardens. The building is a linear block with a southeast 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. For more information on the architects, please see the History section below.

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The Tour

Positioned at the end of a terrace of maisonettes, the apartment is accessed on the second floor along the slim brick and concrete balconies that run along the building. Painted stairs ascend immediately from the entranceway, with built-in storage, to the living room on the third floor, offset from the kitchen by a shorter series of steps. This half-open-plan design establishes a strong connection between the two key living spaces while allowing each to have a clear individual identity.

Wide windows in the living room, adorned by wooden shutters, overlook the leafy communal gardens at the rear. The adjacent kitchen has folding glazed doors, which open out to the first balcony. The plentiful light in the room is amplified by the glass splashback and simple white kitchen cabinetry.

From here, a final twist of the stairs rises to the bedrooms on the top floor. The stairwell has double-height ceilings with cleverly placed clerestory windows that illuminate the landing. There are two double bedrooms on opposite sides of the apartment. Glazed doors in the main bedroom open to the second balcony, allowing a refreshing through breeze in the summer and wonderful views of the tree canopies.

The bathroom, recently redone in a fresh white tile, lies in between the two bedrooms. The bath sits in a small recess beside the clerestory windows. There is a utility room off the landing.

Outdoor Space

The apartment has two private balconies. With ample space for pots and planting and leafy views of the surrounding streets, these are floating oases in the heart of the city. The front balcony opens from the kitchen catching the southerly sun, shaded by mature trees on the street. The second balcony opens directly from the rear bedroom on the fourth floor and has expansive views north towards Alexandra Palace.

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.

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Highgate Village is nearby with 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.

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. 975 years remaining Service Charge:
Approx. £2,800 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”.