

THE MODERN HOUSE



*London N4
Sold*

Highlands Close

Tucked away on Highlands Close, a short walk from Crouch End village, is this unique four-bedroom house with large private garden. Originally built in the 1980s, it has been the subject of a recent extension by D*Haus, while the interiors have been re-designed by Rhonda Drakeford of Darkroom.

Highlands Close is a quiet group of houses set towards the top of Crouch Hill, running adjacent to the scenic Parkland Walk. The house is positioned at the end of its terrace and is formed of London brick stock, set back behind a well-maintained communal area with raised brick planters.

Access is gained via a partially raised ground floor. Inside, the proportions have been opened up and natural light encouraged deep into the plan, via skylights in the kitchen and a large set of folding doors which open onto a garden at the rear. These areas form the heart of the house, encompassing the D*Haus-designed kitchen with raw stone floors and a large living room with pine floorboards underfoot.

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The extension seeks to exploit the triangular shape of the plot and the path of the sun throughout the course of the day. The result is a set of flowing communal spaces which capitalise ingeniously on their proximity to the garden, breaking down the boundary between inside and out to wonderful effect.

The garden itself is generously sized, south-east facing, and includes an outdoor dining area, with a mural by Rhonda Drakeford, incorporating the trademark Dark Room polygonal motif. There is also a guest bedroom at the front of the house and a shower room on this floor.

The first floor is comprised of an office at the front of the house, a bright family bathroom with red hexagonal tiles, a master bedroom with built-in wardrobes, blue floorboards and a strip of glazing looking out into the neighbouring trees. There is another bedroom which is currently configured as a nursery and further storage space including an airing cupboard.

Highlands Close is a ten-minute walk from the numerous cafes, shops, restaurants and pubs of Crouch End. As well as Arthouse, a local arts centre and independent cinema, there is also a Picturehouse and The Kings Head pub, a renowned stop on the stand-up comedy circuit. Nearby, Hornsey Town Hall is undergoing a significant renovation which will welcome a new cinema, art centre, public plaza and assembly hall to the area. There are many independent businesses which enjoy firm local support including Flashback Records, the Clocktower Store for seasonal fruit and vegetables, and The Crouch End Cellars wine bar.

The house is close to Crouch Hill station (London Overground), and a short bus ride from Finsbury Park tube station for Victoria and Piccadilly line services citywide.

Service Charge: approximately £636 per annum.



*London, North London
Sold*

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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”.