

THE MODERN HOUSE



*North Hill, London N6
Sold*

Highpoint

This outstanding two / three-bedroom apartment is situated on the fifth floor of Highpoint I, arguably the finest example of residential Modernist architecture in London.

Designed by Berthold Lubetkin in the 1930s, Highpoint has been listed at Grade I by English Heritage in recognition of its extraordinary architectural rarity and quality.

This particular apartment is situated in the middle of the building, with exceptional views from both sides. Accommodation measures more than 900 sq ft. There is a large reception room with original Crittall windows that fold all the way back to reveal southerly views towards the City, and a separate galley kitchen that was refurbished by the current owners. The two double bedrooms have long views over trees to the north, with a modern bathroom between the two. There is also a study / third bedroom to one side of the entrance hall, and a utility room to the other.

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The building is immaculately maintained. The boiler, lifts, roof, exterior and windows were all repaired recently, and there are no major works expected in the near future. This particular flat has a share of the freehold with a very long lease.

Highpoint has a 24-hour portage service, which is comprehensive and includes help with arranging maintenance and repairs for each flat, organising medical assistance, receiving deliveries etc. It has lift access, glorious communal gardens with extensive lawns, a climbing frame, residents' tennis courts and a heated outdoor swimming pool. There is off-street parking for residents on a first-come first-served basis. Each flat has a sizeable space in the basement for storage, and there is a bike shed in the garden.

Highpoint is conveniently located within a short walk of both Highgate Village – with its shops, cafés and restaurants – and Highgate underground station (Northern Line). The open spaces of Hampstead Heath and Kenwood are also close at hand.

Tenure: Leasehold with Share of Freehold Lease:
approximately 995 years remaining Service charge: approx.
£8,240 per year (including sinking fund) Ground rent:
£35.50 per year

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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”.