

THE MODERN HOUSE



London N8
£525,000 Leasehold

Hillfield Avenue

This beautifully designed two-bedroom apartment is located on a tree-lined residential street, Hillfield Avenue, in Hornsey. The minimal aesthetic is enhanced by bespoke joinery found throughout, which combine to create a peaceful retreat perched on the top floor of a handsome Victorian conversion. Views of the neighbouring roofscape, tree canopy, and the iconic Alexandra Palace can be seen from the open-plan living space. Hillfield Avenue is within walking distance from many public green spaces, such as Priory Park, Highgate Wood, the adjacent Queen's Wood, and the shops and restaurants of Crouch End Broadway.

The Tour

Accessed along an elevated walkway and communal staircase, entry to the apartment is situated on the first floor. The front door opens to a private stairwell, illuminated by a skylight, that ascends to the second floor. The open-plan living area is defined by symmetrical eaves framing three windows, creating a sculptural space bathed in natural light.

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The sitting and dining space sits in front of the large sash windows, perfectly positioned to enjoy the far-reaching views of the Victorian streetscape and surrounding greenery. The kitchen is cleverly configured to fit into a nook, featuring bespoke plywood cabinetry, and handmade square tiles from Claybrook.

The tranquil main bedroom is positioned at the front of the plan and has a built-in wardrobe that runs the length of the wall. The second bedroom has a bespoke built-in desk and shelves. The room currently serves as a study facing the luscious neighbouring gardens. The bathroom walls have been finished in resin, enveloping the room in a calming green. Black fixings add a sleek and contemporary touch to the space.

The Area

Hillfield Avenue is a tranquil tree-lined street within walking distance of the shops and restaurants of Crouch End Broadway. To the west is Priory Park, 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 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.

Hillfield Avenue 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 Lease Length: Approx. 105 years Service Charge: Approx. 633 per annum 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”.