

THE MODERN HOUSE



Whittington Estate, London N19
Sold

Lulot Gardens II

This one-bedroom flat with south-facing balcony is located on the first floor of Lulot Gardens on the highly sought-after Whittington Estate. The estate was designed in the 1970's by the architect Peter Tabori during Camden Council's 'golden age' of progressive social-housing development and are ever-popular with fans of modernist architecture.

The development is characterised by its stepped profile, providing each apartment with excellent natural light and a private entrance accessed from the pedestrianised street, via a shared stairway. The footprint of the apartment measures approximately 525 sq ft divided across a series of well-proportioned rooms arranged in a lateral layout.

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The entrance hall leads directly into the open-plan living and dining room, a light room with set of glazed sliding doors providing access to the deep balcony spanning the width of the apartment. A well-designed galley kitchen leads off from the dining area and makes great use of space, with a poured-concrete work surface, integrated appliances and bespoke cabinetry. The kitchen leads through to the study, a pleasant and quiet room which could easily convert to a second sleeping area.

The master bedroom is a well-proportioned, light space with views out to surrounding Birch trees and deep in-built wardrobes providing generous storage. The adjacent bathroom is perfectly functional with a modern walk-in shower.

The Whittington Estate comprises six terraces with a pedestrian walkway between each terrace. Landscaping formed an important aspect of the design and each terrace has an interesting selection of trees, plants and mature shrubs, softening the strong horizontal lines of the concrete structures. The communal landscaped gardens are just a short walk away. Underground garages sit beneath Lulot Gardens with secured parking spaces available to residents.

The Whittington Estate is favourably positioned between the desirable areas of Highgate Village and Dartmouth Park. Highgate Cemetery borders one side of the estate, and the open spaces of Waterlow Park and Hampstead Heath are within easy reach. Archway Underground station (Northern Line) is a short walk away. There are several excellent gastro pubs in the area, including St John's Tavern, the Bull & Last, the Flask, the Lord Palmerston and the Southampton Arms.

Tenure: Leasehold Lease Length: approx. 107 years Service Charge: approx. £1,500 per annum Ground Rent: approx. £10.00 annually

*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”.