

THE MODERN HOUSE



London N19
£450,000 Leasehold

Lulot Gardens IV

Positioned on the first floor of the pioneering Whittington Estate, this apartment has been beautifully restored and redesigned in recent years by Patalab architects. Designed by architect Peter Tabori in 1970, during Camden Council's "golden age" of progressive social housing developments, the estate is hugely popular with modernism enthusiasts. Patalab has sensitively updated the interiors to maximise the internal layout while celebrating the original fabric of the building by using a considered combination of oak and cement tiles. The block is located between Highgate Village and Dartmouth Park, with the expansive green spaces of Hampstead Heath and Waterlow Park just a short walk away.

THE MODERN HOUSE



Lulot Gardens IV

The Building

Whittington Estate comprises six terraces with a pedestrian walkway between each building. 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. Landscaping formed an important aspect of the original design and each terrace has a diverse selection of trees, plants and mature shrubs, softening the strong horizontal lines of the concrete structures. For more information, please see the History section below.

The Tour

Peter Tabori is best known for this distinctive style of social housing within Camden, using crisp white concrete to create low-rise, high density blocks, which is exemplified here.

Entrance is on the first floor, where an original front door opens to an open plan lobby area with plenty of bespoke cabinetry for storage. The kitchen sits adjacent to the front door, with a large window looking out towards the communal front gardens and walkways. White-washed oak cabinetry seamlessly intermingles with soft grey worksurfaces, while black fixtures add a dash of contrast.

Although predominantly configured in an open plan, the apartment has been cleverly redesigned to create designated areas for home working, dining and relaxing. Storage solutions, in the form of bespoke cabinetry or open shelving, define each space, while encouraging a sense of minimalist living. Purposefully positioned hidden LED uplighters softly illuminate the space.

At the rear of the apartment, a beautiful quality of natural light pours through glazed sliding doors; a south-facing balcony is accessed from here. The apartment retains original windows throughout.

The main bedroom is a light, well-proportioned space owing to the ribbon windows at the front. It can be entered from the living space or the hallway, adding a palpable sense of flow to the overall plan. Opposite lies a contemporary bathroom with grey concrete tiles, chosen to reflect the building's modernist aesthetic.

Underground garages, with secure parking spaces available to residents, sit beneath Lulot Gardens.

Outdoor Space

Floor-to-ceiling glazed doors slide open from the living area to reveal a south-facing terrace with views over the treetops beyond. This is a wonderfully secluded area, with plenty of space for alfresco dining and planting opportunities. Partly enclosed, it offers plenty of shade during the warmer months.



London, North London
£450,000 Leasehold

THE MODERN HOUSE



Lulot Gardens IV

The Area

The Whittington Estate is positioned between Highgate Village and Dartmouth Park. Parliament Hill, with its tennis courts, lido and farmers' market, is a short walk away. There are several excellent gastropubs in the area, including St. John's Tavern, The Bull & Last, The Flask, The Lord Palmerston and the Southampton Arms. The much-loved Norman's Cafe is a short walk away, as is the wine shop Theatre of Wine.

Tufnell Park is also easily accessible, where there is a butcher, fishmonger, cafe, and charming French bistro with a deli.

Archway and Tufnell Park underground stations (both Northern line) are within easy walking distance.

Tenure: Leasehold Lease Length: approx. 101 remaining
Service Charge: approx. £3,000 per annum Ground Rent: approx. peppercorn per annum

London, North London
£450,000 Leasehold

THE MODERN HOUSE



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”.