

THE MODERN HOUSE



*London N8
Sold*

Park Avenue South

This expansive, five-bedroom Edwardian house was built on Park Avenue South in 1905 and has been entirely renovated by its current owners with assistance from architect Julian Hampson. Internal accommodation measures in excess of 2,630 sq ft and includes a wonderfully bright artist's studio on the second floor.

Perhaps the most surprising facet of this house's design is the manner in which its volume drastically expands across the plan. Park Avenue South is a quiet residential street of formed principally of Edwardian villas, flanked by Priory Park at one end and Crouch End Cricket Club at the other. The front elevations of these buildings have protruding bay windows and running balconies with carved balustrades and a gable above. The interiors of this particular house share some of these Edwardian characteristics, while balancing a more contemporary approach to light, space and volume.

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This approach is hinted at upon entry to the house. A traditional reception room, utilising the curve of the front-facing bay window, has re-conditioned large bay windows, original cornices, fireplace and low-level cast-iron radiators. Contemporary styling sees the introduction of two smoked mirror panels either side of the hearth and beautiful white floorboards. The result is a room that embodies the aesthetic of the entire house, namely: the best of both. Edwardian and contemporary in equal measure.

The ground floor communal spaces are comprised of a modern kitchen with integrated stainless steel hob, a living room with a run of glazing directly above, and a dining area, all configured in an open-plan beneath voluminous ceilings approaching four metres in height. These spaces flow wonderfully together care of walnut floorboards which run throughout. A notional partition serves as a storage space and occupies the position of a former fireplace.

These spaces spill out directly onto a large, south-facing garden, with decked area for alfresco dining. At the foot of the garden is a shed and a more formal dining area. This space is wonderfully verdant and is home to an array of mature trees and shrubs. A beautiful wisteria clings to masonry above the glazed patio doors and there are also two mature olive trees and a eucalyptus. From this ground floor a basement can be accessed, currently used as a music room, which has its own WC, plenty of storage space and a private entrance at the front of the house.

The first floor is occupied by a substantial master bedroom at the front of the house with an en-suite wetroom and private balcony, accessed via a glazed door. This room is bathed in natural light throughout the morning care of a pair of reconditioned sash windows. There are two further bedrooms on this floor, as well as a family bathroom with a beautiful contemporary curved, sliding door.

The second floor is more distinctly modern than the rest of the house. A magnificent artist's studio with exposed oak floorboards occupies the majority of this floor. It is an incredibly bright space, utilising six velux skylights to flood the working quarters in natural light. The space doubles as an office and is has a split level, accordingly. Built-in shelves line the walls and have been integrated into the line of the roof's pitch, while storage has been exploited in the eaves and large RSJs exposed. The views from this level in the house are astonishing. Alexandra Palace can be seen in the distance on a clear day, as well the city beyond. There is also a shower room on this floor, in addition to another office, currently used as an editing suite.



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Park Avenue South is a quiet residential street a short walk from Crouch End Broadway, with its many shops and restaurants. To the west is Highgate Wood and the adjacent Queen's Wood. To the north is Alexandra Park and Muswell Hill, to the south is Finsbury Park, which are connected by the beautiful Parkland Walk, a former railway line. Local transport links include Crouch Hill British Rail station and Highgate Underground station (Northern Line), as well as excellent local buses.



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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”.