

THE MODERN HOUSE



London N19
Sold

Sandstone Place III

This beautifully bright one-bedroom apartment is located on the top floor of Sandstone Place, a building on the popular Whittington Estate in Highgate. The renowned modernist block was designed by Peter Tabori in the 1970s during Camden Council's "golden age" of progressive social housing developments. It is characterised by its stepped profile that provides each apartment with excellent levels of natural light, and the private entrances leading to each apartment from the pedestrianised street. The estate is located between Highgate Village and Dartmouth Park, with the expansive green spaces of Hampstead Heath and Waterlow Park just a short walk away. For more information, please see the History section below.

The Tour

The Whittington Estate comprises six terraces with a pedestrian walkway between each terrace. Landscaping formed an important aspect of the original design and each terrace has an interesting selection of trees, plants and mature shrubs, softening the strong horizontal lines of the concrete structures.

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This apartment lies on the top floor of Sandstone Place, creating a tranquil environment. The main living spaces are oriented towards a balcony, accessed via the original sliding glazed doors. The southerly nature of the space allows light to flood in throughout the day, illuminating the pared-back palette within. Storage takes the form of built-in bookshelves, plus a further built-in shelving unit made of oak. The space feels warm and welcoming, filled with light and supremely calm.

The living space flows to a dining area positioned centrally, with the kitchen located at the rear. This has been executed with oak worktops and simple white cabinetry, which houses built-in appliances including a dishwasher, a Smeg hob and a Bosch oven. A window over the sink frames views of a flowering tree beyond, creating a sense of flow from the balcony at the opposite end of the plan.

The hallway retains its original cabinetry, which is extremely deep and makes excellent storage. The hall provides access to the recently renovated bathroom, which has a generous walk-in shower with matt black fixtures and fittings. Tiki-style tiles on the floor add subtle texture to the space. The bedroom beyond is a tranquil room, with views onto treetops and planting below. Two large original cupboards and a set of bookshelves provide ample storage.

Outdoor Space

The south-facing balcony has been carefully maintained, with planters full of lavender and bee-friendly specimens. It has views through an Indian bean tree towards the city, and makes the perfect spot for alfresco dining and drinks.

The Area

The Whittington Estate is positioned between the desirable areas of Highgate Village and Dartmouth Park. Parliament Hill, with its tennis courts, lido and farmer's market, is a short walk away. The beautiful Waterlow Park is also close at hand, an excellent spot for weekend walks. There are several excellent gastropubs in the area, including St. John's Tavern, The Bull and 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, café, and charming French bistro with a deli.

Archway and Tufnell Park Underground stations (both Northern Line) are close by.

Tenure: Leasehold Lease Length: approx. 91 years remaining Service Charge: approx. £1,953 per annum Ground Rent: approx. £10 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”.