

THE MODERN HOUSE



*London N6
Sold*

Southwood Lane

This four-bedroom modernist house forms part of the Southwood House Estate, a triangle of residences built in the early 1960s to a design by architects Andrews, Emerson, Sherlock & Keable. This is a rare opportunity to acquire one of the homes on Southwood Lane, which has off-street parking, a private garden and access to the extensive communal gardens. It is short walk from the amenities of Highgate Village and the Underground station.

The Tour

Entry is on the ground floor into a wide entrance hall. A door leads into a study area – which could also be used as a bedroom – with windows overlooking the front garden, filled with daffodils in the spring. It also has an en suite WC. The kitchen which shares the view of the front garden, has ample storage space in the form of built-in open shelving and a wine rack, as well as fitted wooden cabinetry.

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*London, North London
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A wonderful, light-filled reception room and dining area occupy the rear of the plan. Both rooms have glazed, floor-to-ceiling sliding doors which open onto the private garden. Parquet flooring runs underfoot throughout, save for a neat section of stone flooring in the dining room next to the doors that delineates the space between indoors and out. The dining area is lit from above through a glazed portion of the ceiling which allows copious amounts of natural light in.

The original open-tread staircase has a sculptural quality, winding upstairs to the first floor and the three bedrooms therein. The main bedroom and dressing room are at the rear of the house, enjoying expansive views over the communal gardens. There are two further bedrooms, one of which has a clerestory window framing views of the treetops beyond and is lined with open bookshelves; this could make a lovely study space too. There is also a family bathroom and a shower room on this level.

Outdoor Space

The house has several private green spaces, including a front garden next to the off-street parking area, and a rear garden that has been beautifully planted with tulips, roses, an Acer tree, and much more.

The rear garden leads onto the private communal gardens which have expansive stretches of lawn dotted with tables and benches. These gardens were created when the Southwood House Estate was developed (1958-62) after the former Southwood House (c.1745) burnt down. The new development was deliberately situated around the grounds of the old house, resulting in the creation of these sizable communal gardens for the sole use of residents.

The Area

Highgate Village has 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. Southwood Lane is also close to an array of large green spaces including Hampstead Heath and Waterlow Park; as well as the ancient Highgate Wood and Queen's Wood.

The house is a short walk from Highgate Underground station (Northern Line). The Number 43 bus runs from a nearby stop and journeys towards Moorgate, Bank and London Bridge, the 134 bus, runs to Camden Town and Tottenham Court Road and there are also bus routes which go to Kenwood House, Hampstead, Parliament Hill as well as Finsbury Park.

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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”.