

THE MODERN HOUSE



*London N6
Sold*

Southwood Lane V

This fantastically bright 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 a home on Southwood Lane; this house was remodelled by the previous owner, architect Paul Monaghan, now of Allford Hall Monaghan Morris. The house has off-street parking, a private garden and access to the extensive communal gardens. It is a short walk from the amenities of Highgate Village and the Underground station.

The Tour

The home forms part of a terrace with a pale brick façade, set behind a verdant screen of mature trees on a lawned verge between the terrace and Southwood Lane.

Entry to the house is to a hall laid with oak flooring that flows throughout the ground floor. A wonderful, light-filled reception room and dining area occupy the rear of the plan with floor-to-ceiling sliding doors, which open onto the private garden. There is a clear line of sight from the hall to the garden at the back of the house.

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The kitchen is situated to the front, where the terrazzo worktops and breakfast bar have the raw look of concrete. Either side of the worktops is white cabinetry, which maximises the natural light welcomed through the west-facing window; black rubber flooring flows underfoot.

Like all the houses on Southwood Lane, the garage in this house is at the front of the plan. Here, it has been converted to provide useable internal accommodation and is utilised as a home office and store.

The original open-tread staircase has a sculptural quality and winds upstairs to the first floor and the four bedrooms therein. These houses were designed so that the front and rear pitches of the roof do not meet at the apex, allowing windows to be set into the uppermost section of the west-facing roof, meaning natural light abounds.

The first floor is configured to provide four bedrooms; a double and single at the front, and a further double and single to the rear. The rooms at the back of the plan enjoy delightful views over the private and communal gardens.

Outdoor Space

A secluded and decked garden extends from the rear, with access through glazed sliding doors off the living and dining rooms. A short path from the rear garden opens out onto tranquil private communal gardens, with expansive stretches of lawn dotted with tables and benches set amongst mature trees and hedging.

These communal 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. Situated a few moments' walk east is Parkland Walk, a disused railway line that has been transformed into a green pedestrian thoroughfare that runs all the way from Highgate to Finsbury Park.

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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.

Council Tax Band: E



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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”.