

THE MODERN HOUSE



London N19
Sold

St John's Grove

This light-filled two-bedroom apartment is set in a grand Victorian townhouse on St John's Grove, a peaceful residential street in Archway, between Hampstead and Finsbury Park. It is situated on a leafy, tree-lined section of the street and unfolds over the raised-ground floor. Original features have been maintained throughout and wonderful levels of light stream in through large sash windows, which extend from the floor to the brilliantly high ceilings.

The Tour

Access is up a set of steps that lead to double timber doors, which open into the communal hallway. The apartment's entrance is just off this hall, opening to a bedroom immediately in front. This is situated on the St John's Grove side of the building and is a bright space with white painted walls; floor-to-ceiling wardrobes with a light grey finish stretch from wall to wall. A large timber-framed bay window surrounded by its original shutters allows plenty of natural light in.

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The main living area contains a kitchen, dining and living room. White walls create a calming backdrop and timber parquet flooring extends throughout; the contemporary kitchen has sleek white cabinetry, providing ample storage space. An expansive floor-to-ceiling bay window frames verdant views and allows plenty of light in, which bounces off the high ceilings and original cornicing of the space. A bathroom is situated between the living space and the front bedroom.

The second bedroom lies at the rear of the plan and is illuminated by light streaming through a window that overlooks the rear garden of the apartment below, framing green and leafy views. This space is extremely versatile and would work equally well as a home office.

The Area

The home is situated in the St John's Conservation area, the open expanse of Hampstead Heath and Parliament Hill is a mere 15-minute walk west, while Waterlow Park and the famous Highgate Cemetery are also nearby. There is a wide range of shops, cafe's and restaurants in the immediate and surrounding area, along the established retail stretches of Junction Road and Holloway Road, including Theatre of Wine (wine retailers), Bottega Italia (Deli), and Bread and Bean (coffee shop).

Upper Holloway Overground station is a three minute walk east, with Archway and Tufnell Park stations five and 10 minutes walk away respectively; both have access to the Northern Line so provide quick routes to King's Cross, the West End and the City. Numerous bus routes also serve the area.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 110 years remaining Service Charge: approx. £270 per annum

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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”.