

THE MODERN HOUSE



London N10
Sold

Steeds Road

Positioned on Steeds Road, a quiet 1920s terrace in Muswell Hill, north London, this three-bedroom house makes excellent use of space. Ground floor living spaces flow towards an extension at the rear, leading to a long, tranquil garden. Original features, including pine stairs and floorboards, are complemented by a palette of contemporary materials, including stainless steel and white metro tiles. The house is near plenty of green space and some of north London's most renowned schools.

The Estate

The terrace of houses on Steeds Road, which forms part of the Coldfall Estate, has a fascinating history. Built in 1924, the houses were part of Lloyd George's 'Homes for Heroes' project that provided soldiers returning from WWI with accommodation. The project was designed to create homes, "not just houses", that were "fit for heroes". Muswell Hill was still made up of large areas of fields and woods at the time, including Middlesex Wood, which was cut down to create this area of cottage-style housing with long gardens. The façades all have slightly different designs, creating a visually engaging terrace.

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The Tour

The house is set back from the street, behind a beautifully planted front garden with a staghorn tree, which turns a wonderful shade of red in autumn. Entry is to the main living room, where one wall has been decorated in a mural inspired by Cole and Son's distinctive, monochromatic 'Nuvolette' design. Light enters through an original window with beautiful spiral handles. Dark-stained, reclaimed wooden floorboards flow towards the dining room and kitchen at the rear, creating a sense of visual continuity between the spaces.



The kitchen has been realised in a simple palette of oak worktops and stainless steel-fronted cabinetry, with a white-tiled splashback above. It takes a U-shaped form, ensuring a sociable atmosphere and allowing for the creation of a breakfast bar; open shelving and neat cabinetry provide ample storage. Behind lies the dining area, where two large skylights invite light in and glazed doors open directly to the garden. There is also a discreet office nook tucked away in the corner of the plan; as well as a WC with Matthew Williamson wallpaper.

Original pine stairs ascend to the first floor, home to two bedrooms, one at the front and one at the rear of the plan. Both retain their original pine flooring, carefully stripped and restored, and the garden-side bedroom has its original window with beautiful, curved metal handles. The bedrooms share a generous bathroom with grey-painted floors and hexagonal, marble wall tiles surrounding the built-in bath with an overhead shower. The tiles are by Fired Earth, while walls are in Farrow and Ball's 'Cornforth' grey.



The current owner has added a dormer extension on the top floor, creating a brilliantly bright main bedroom. Floor-to-ceiling window frames elevated views over the garden, capturing the eucalyptus tree as a focal point. Two further skylights in the roof's pitch welcome further light in. There is also ample space for a desk area here, which is a superbly peaceful space to work.

Outdoor Space

The long rear garden is surrounded by brick walls on one side and wooden fencing on the other. On the left-hand side, flowering vines and deep green ivy make their way up the wooden fencing. The front section is paved with slate, while AstroTurf has been used at the rear. The centrepiece is a beautiful eucalyptus tree, which stretches high overhead.

At the rear is a garden studio, fully fitted with plumbing and electricity. Interiors are clad in OSB, creating texture; a skylight invites light into the space. There are currently kitchen units extending around the rear wall.

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The Area

The house is near an abundance of green space: the ancient Coldfall Woods are close by, as well as the Parkland Walk, a leafy, pedestrian walkway along a disused railway track which connects Muswell Hill to Finsbury Park via nearby Highgate. The open spaces of Alexandra Palace, Highgate Wood, Queens Wood and Cherry Tree Wood are slightly further afield.

Muswell Hill Broadway is around a 10/15-minute walk away, with cafes, restaurants, an Everyman Cinema and Planet Organic. Just 15 minutes from the house is a parade of shops with an organic greengrocer, a butcher/ baker and cafe, The Maid of Muswell pub and a great restaurant, Korto, which serves fantastic tapas and good wine.

Steeds Road is also in the catchment area for some of north London's best schools, including Coldfall Primary School, an Ofsted-registered 'Outstanding' school with a large playing field and backs onto the woods. Fortismere Secondary School and Alexandra Palace Secondary School are both nearby, too.

There is easy access to the A406 and many bus routes into the City and West End. Tube connections can be found at East Finchley (Northern Line), Highgate (Northern Line), Finsbury Park (Piccadilly/Victoria Line) and Bounds Green (Piccadilly Line).

Tenure: Freehold Council Tax Band: C

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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”.