

THE MODERN HOUSE



Swains Lane, London N6
Sold

Winter House

Offered for sale for the first time since it was built in 1967, this is one of London's most architecturally significant Modernist houses. Designed by the revered architect John Winter for his own use, it is one of the few houses in Britain that stands comparison with the Modern masterpieces of California, and has been given a very rare Grade II* listing by English Heritage. The house is now in need of extensive restoration.

The property is fully detached, and has a wonderful location on the fringes of Highgate Cemetery, surrounded by trees. Internal accommodation is arranged over three floors and measures approximately 2,551 sq ft, to include 4 / 5 bedrooms, bathroom, shower room and utility room. The showpiece of the house is a sensational reception room on the top floor, which has magnificent views over Waterlow Park and the cemetery. The interior is in original condition throughout, including the original kitchen, built-in storage, quarry tiles and electric under-floor heating.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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The property has secluded gardens on three sides, with a glasshouse in the form of a geodesic dome. There are also the remains of an outbuilding, believed to be the former masonry for the cemetery.

Constructed around a steel frame, the house has huge double-glazed picture windows that provide the interior with outstanding levels of natural light (the windows are now in need of replacement). It is clad in Cor-Ten, a steel alloy that weathers naturally to a beautiful dark rust colour. For more information about the architecture of the house, see the History section. It was listed in 2009, with English Heritage commenting, "This is a highly influential and unusual house in its structure, materials, plan and aesthetic. It is still a model for minimal housing, as influential today as it was when it was built."

The house is located opposite Waterlow Park, and further open space can be found at Hampstead Heath. The shops and restaurants of Highgate Village are a short walk away, and Swains Lane itself has a supermarket, a deli and some excellent cafés. Highgate has some outstanding schools, including St Michael's primary, Highgate School and Channing. There are direct buses to the City and the West End from the bottom of Swains Lane.

Read more about the area in our Resident's Guide to Highgate.



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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”.