

THE MODERN HOUSE



Holloway Road, London N19
Sold

Tollington House

Masterfully reimaged by Studio MASH, this one-bedroom apartment unfolds over the top floor of Tollington House, a little-known brutalist gem in Holloway. The interior renovation seamlessly combines extensive glazing with a tactile material palette of birch ply joinery to create wonderfully bright, functional living spaces. The building is perfectly located for the best of north London, with the green spaces of Finsbury Park, Waterlow Park and Whittington Park within easy walking distance.

The Tour

The building occupies a corner position where Holloway Road meets Tollington Way. Its striking exterior profile is characterised by pale tiling punctuated by extensive glazing. The vertical emphasis of the central stairwell is a key feature of the Brutalist style. Occupying a top floor position, the apartment has been meticulously designed to cultivate an oasis hovering above the urban streetscape below.

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Upon entry, rustic French oak floorboards flow down a generous hallway that runs the length of the plan. Wall-to-wall glazing spans the north-west elevation, drawing in an abundance of natural light while framing far-reaching views across the tree canopies of Highgate Wood.

Arranged open plan, a dual-aspect kitchen and living space occupies the one end of the plan. A wall of bespoke joinery provides extensive storage above the dining area which has in-built bench seating. Floor-to-ceiling glazing dominates the south-easterly aspect, with angled windows above to maximise light throughout the day.



The understated kitchen is neatly configured behind a wide island which has a raised white-tiled splashback with ply edging. Extensive ply joinery provides ample storage on both sides of the island, which has been designed to create a social setting. An integrated oven and concealed dishwasher are found here, and a floating induction fan is set above an induction hob. On the adjacent wall, a stainless steel sink within an alcove is finished in white tiling amid teal green cabinetry with exposed ply edging.

Extensive glazing continues in a well-proportioned double bedroom which sits in the centre of the plan. Adjacent is a bathroom complete with terrazzo flooring and bespoke ply joinery creating a sink top and open shelf concealing the WC. White tiling spans the walls and frames a spacious walk-in shower.

A skylight naturally lights a large storage and utility cupboard with open shelving at the opposite end of the hallway.

The Area

Tufnell Park, Finsbury Park, Stroud Green, Crouch Hill, Highbury and Highgate are all within easy reach. Several highly regarded cafes and restaurants are nearby, including the excellent Big Jo café, Max's Sandwich Shop and Dotori. The Landseer Pub, a local favourite, is a few minutes away in a beautiful setting next to Landseer Gardens. This is situated just behind Landseer Park, a beautiful green space that backs onto the garden of this house. Other offerings are available on Stroud Green Road, known for its organic shops, including Urban Native and Butler's Deli, an independent wine shop and craft beer shop and delicatessen.



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Also nearby is the open expanse of Finsbury Park, as well as Parkland Walk, a former railway line that runs between Finsbury Park to Highgate and north onto Muswell Hill, which is now the longest linear park and nature reserve in London. It features over two miles of verdant views, wildflowers and birds, and is a local sanctuary perfect for walking, running and cycling.

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There are several stations for transport nearby, including Upper Holloway Station (Overground), Archway Station (Northern Line), Holloway Road (Piccadilly Line) and Finsbury Park, for both Underground services (Victoria & Piccadilly Lines) and mainline trains.

Tenure: Leasehold Lease Length: approx. 102 years remaining Service Charge: approx. £2,400 per annum Ground Rent: approx. £100 per annum Council Tax Band: D



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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”.