

# THE MODERN HOUSE



*London N2  
£1,500,000 Freehold*

## **Elmhurst Avenue**

Built in 1989, this detached postmodern 'eco' house in East Finchley, designed by Miranda and Stephen Newton, was the first of its kind. Nicknamed 'the electric house', it was motivated by the architects' desire to design a sustainable home; as such, it embraces a host of innovative technologies, including underfloor and ceiling heating, draft-proofing and forced ventilation. Close attention was also paid to the house's proportions, creating simple, versatile and playfully geometric interiors interspersed with circular and triangular windows and curved staircases. As a result of its end-of-terrace position and 60 ft rear garden, the house has an especially peaceful feel.

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### *The Tour*

The house is on the corner of a quiet tree-lined residential street, set behind a neat driveway with space for two cars. The front door opens onto a bright and generous lobby area, which flows towards the adjacent living room. Plenty of light pours through a large bay window at the front – a sympathetic nod to the style of the neighbouring houses. The walls have been painted white to highlight the architectural features dotted throughout, such as the curved wall that hugs the staircase.

Configured to be versatile, the open-plan ground-floor spaces are divided into smaller, private rooms by a large glazed pivot door. The kitchen and dining areas sit at the rear overlooking the garden with a jutting mezzanine level above that gives way to a soaring double-height ceiling. Sleek cabinetry defines the kitchen, topped with wooden and Corian worksurfaces and a glass brick splashback. The sink has been purposefully placed under a window that looks out to the garden.

The house has been well adapted for family life. A colourful carpeted staircase spirals towards the first floor, where there are three bedrooms, a bathroom and a mezzanine level currently configured as an additional living space with floor-to-ceiling shelving. The main bedroom is generously proportioned with an en suite shower room.

The top floor, originally designed to be the architect's studio, has also been reconfigured. Two further bedrooms sit here with striking pitched roofs, exposed beams and unconventionally shaped glazing that frames views over the neighbouring rooftops and abundant mature trees. There is also plenty of storage nestled in the eaves.

### *Outdoor Space*

Bifold doors slide open onto a smart decked area, purposefully designed for easy outdoor dining and entertaining. A well-tended grassy lawn stretches beyond, enclosed by neat hedging, evergreen borders and palm trees. To the left, a pathway leads to a further rear patio shaded by tall trees. A shed sits adjacent for storage.

### *The Area*

Elmhurst Avenue is a quiet, leafy street within easy distance of all that East Finchley, Muswell Hill, and the slightly further afield Highgate Village have to offer. Green spaces are aplenty in this area; Hampstead Heath Extension is a short drive away, while Lyttelton Playing Fields, Cherry Tree Wood and Highgate Woods are nearby too.

East Finchley's Margot Bakery is only a short walk away and sells delicious baked goods, from babkas to brioches. The Windsor Castle pub, an "urban village inn", is a cosy spot serving up great food and drinks.

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Towards East Finchley's Underground Station are a host of other well-loved haunts; Majjo's is a loved Indian restaurant that also offers takeaway, while Campbell & Syme serves up great coffee. Old-school Alan's Records has an impressive vinyl selection, while Black Gull Books sells a range of second-hand reads. The Phoenix Cinema is a bastion of independent cinema in north London; built in 1910, it's one of the oldest cinemas still in operation in Britain today. As well as films, it hosts several other events, including Q&As.

There's also a fantastic Grade II\*-listed Everyman cinema in Muswell Hill, an 8-minute drive or 30-minute walk away. The Broadway, as it's known, has a wonderful array of shops and supermarkets, including a Planet Organic, a Waitrose, a Marks and Spencer, and a Sainsbury's. The Maid of Muswell is a nice local, while Korto serves fantastic tapas and even better wine. The Parkland Walk, a green trail built on a disused railway line, begins here and ends in Finsbury Park (finishing conveniently near Common Ground, for a delicious brunch after a weekend walk).

Highgate Village is a 20-minute bus journey away, and has several brilliant pubs: Red Lion and Sun, The Wrestlers, and The Flask, to name a few. From here, Hampstead's swimming ponds and Kenwood House are quickly reached.

There are several excellent state and private schools in the vicinity; Holy Trinity and Coldfall are both Ofsted "Outstanding"-rated primary schools in East Finchley and Muswell Hill respectively.

Transport connections are great too: East Finchley tube is around a 12-minute walk away and runs Northern Line services into central London. The area is also well-served by buses.

Council Tax Band: F

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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”.