

THE MODERN HOUSE



*London N6
Sold*

Highgate West Hill

This wonderful three-bedroom house, with swimming pool and covered off-street parking, occupies an extraordinary position within enchanting private gardens, set far back from Highgate West Hill and just a few minutes' walk from Hampstead Heath. The house and garden have been completely overhauled by Paul Archer Design for the current owners, to seize on the rare seclusion and to maximise interaction between the internal and external spaces.

A private path leads from the charming car port to arrive at the front door and an immediate view of the glazed, far end of the house. The plan places the large master bedroom at the front and contains the services within a central hub: en-suite bathroom, guest WC and utility room accessed from the open-plan space beyond.

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The entrance corridor is open to the kitchen, dining room and living space at the rear. Here, there is a gas fire, an integrated speaker system, and a projector and screen that descend from the ceiling. Kitchen appliances are by Miele and AEG, and there is a wine fridge. Underfloor heating extends across the entire ground floor.

At the south-west facing rear, a wall of Velfac glazed sliding doors offers no interruption to the 70-ft garden ahead, retracting fully to blur the line between inside and outside. This sleek cantilevered extension juxtaposes beautifully with the maturity of the garden. Outside, intimate spaces combine with a sweeping lawn and swimming pool area with Ipe hardwood decking, each area conceived to provide the current owners with a sensory reminder of the Mediterranean.

At the far end of the lawn is an insulated and heated garden studio which is used as an office throughout the year.

There are two further double bedrooms on the upper level of the house, both with en-suite shower rooms and built-in wardrobes. All three bedrooms have oak flooring.

Highgate West Hill is perfectly positioned for the green spaces of Hampstead Heath which are fewer than five minutes' by foot. The men's and women's swimming ponds, which offer year-round freshwater swimming, are a four and seven-minute walk, respectively.

Swain's Lane, at the bottom of Highgate West Hill, is home to Electric Daisy Flower Farm, Kalendar coffee shop and Swain's Lane Butchers. An independent deli called Roni's is due to open soon.

Highgate Village is nearby and has a wide variety of shops, cafés, pubs and restaurants. There are excellent local schools in the area, including Highgate School, Channing School and St Michael's Primary.

The Northern Line at Highgate provides direct access to King's Cross, the West End and the City, and there are convenient road links to the A1, leading to the M1, A406 and M25.

London, North London
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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”.