

THE MODERN HOUSE



*North Hill, London N6
Sold*

Highpoint

This three-bedroom apartment is situated on the first floor of Highpoint I, arguably one of the finest examples of residential modernist architecture in London. Designed by pioneering modernist architect Berthold Lubetkin in the 1930s, Highpoint has been listed as Grade I by English Heritage in recognition of its extraordinary architectural rarity and quality. For more information, please see the History section below.

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The Building

Lubetkin believed that architecture could improve society by transforming it, and this belief is evidenced by the amenities provided at Highpoint. The building has lift access, glorious communal gardens with extensive lawns, a climbing frame, residents' tennis courts and a heated outdoor swimming pool. There is also a 24-hour comprehensive porter service, whose duties include helping to arrange maintenance and repairs for each flat, organising medical assistance, receiving deliveries and so forth. There is off-street parking for residents on a first-come-first-served basis. Each flat has a sizeable space in the basement for storage, and there is a bike shed in the garden.

Highpoint is immaculately maintained. The boiler, lifts, roof, exterior and windows were all repaired recently, and this particular flat has a share of the freehold with a very long lease.

The Tour

The first-floor apartment lies towards the centre of the Highpoint building, with entry gained through a set of double doors in dark hardwood. These open to an internal lobby, which leads to a bathroom and utility room.

This in turn opens to the main living space, which is characterised by a wide row of Crittall windows with treetop views to the north-east. The colour palette throughout is relatively neutral, with white walls and timber flooring in a light wash giving space for splashes of colour. A modern kitchen lies off the living space, where a sleek white island/breakfast bar with corian top and integrated induction hob sits centrally, off-white cabinets run along one wall and an aubergine splashback provides a delightful pop of colour.

A single door opens from the northern end of the living space to an internal hall, which provides access to three double bedrooms set around a large shower room. One of the bedrooms has built-in wardrobes, and two contain feature walls – one in Farrow and Ball Moles Breath, and the other a Fornasetti wallpaper. The shower room is a calming sanctuary, with rough-hewn slate tiles on the walls and floor, and a window with obscured glazing providing natural light.

The Area

Highpoint is conveniently located within a short walk of the numerous shops, cafés and restaurants of Highgate Village, and Highgate underground station (Northern Line). The open spaces of Hampstead Heath and Kenwood House are close at hand, and the Parkland Walk is a disused railway line, lined with mature trees that runs from Highgate Tube station down to Finsbury Park.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 990 years remaining Service Charge: approx. £10,500 per annum Ground Rent: approx. £120 per annum Council Tax Band: G

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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”.