

THE MODERN HOUSE



London N2
£550,000 Leasehold

Heath View

This two-bedroom apartment lies on Heath View, a peaceful residential street in East Finchley. It occupies the ground floor of a purpose-built maisonette, with open-plan living spaces that flow towards a generous communal garden at the rear. Original features have been carefully restored, with sympathetic interventions added to make the home suitable for contemporary living. East Finchley's station is an easy walk away, where Northern Line services run across London; there's also free parking on the road.

The Tour

Heath View is a calm street that looks across London, taking in views of Hampstead Heath. The houses dotted along it were built in the 1960s and remain in excellent condition, most surrounded by grassy front lawns and planted flowers. This apartment is accessed via a short set of private steps, which ascend to a bespoke wooden front door.

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Within, the open-plan living, dining and kitchen space is flooded with light from both aspects. Recently restored five-finger parquet flooring extends underfoot, brought back to life by the current owners. Built-in storage abounds, extending along the wall and also concealed flush within it. The dining area is positioned at the rear, in front of glazed doors that open directly to the communal gardens and welcome light into the space.

The recently renovated adjacent kitchen has a contemporary aesthetic that works in harmony with the home's origins. Quartz worktops and slate floors sit above and below white, soft-close cabinetry; built-in appliances include a Bosch oven and hob, a fridge/freezer and a washing machine. A large window over the butler sink looks to the garden beyond.

Both bedrooms are bright, calm spaces with an excellent provision of storage. The main bedroom retains its five-finger parquet flooring, while the second bedroom has soft wool carpet. In the main bedroom, the rear wall has been painted in 'Blush' a soft pink by Little Greene, and pipework has been exposed to reveal the fabric of the building. The family bathroom has been realised using a palette of slate flooring and light green walls, with accents of matt black in the fixtures and fittings.

There is a new central heating system throughout, with a new Valliant boiler. This is run on a Nest system, which is very economical and easy to use.

Outdoor Space

The apartment backs onto a large communal garden, one of the few apartments to have direct access. The large lawn is well-maintained and surrounded by mature trees, making it a wonderfully secluded spot to sit and read, or for children to play. Wildlife such as woodpeckers, goldfinches and herons are regular visitors.

The Area

Heath View is a quiet cul-de-sac 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; Cherry Tree Wood is nearby and has a great children's playground, with Hampstead Heath Extension, Lyttelton Playing Fields and Highgate Woods nearby, too.



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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. 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, a 5-minute drive 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 an old 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 10-minute walk away via a cut-through on Deansway, and runs Northern Line services into central London. The area is also well-served by buses.

Tenure: Leasehold Lease Length: Approx. 961 years remaining Service Charge: Approx. £1500 per annum Council Tax Band: E

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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”.