

THE MODERN HOUSE



North Hill, London N6
Sold

Highpoint II

An extremely rare opportunity to acquire an unmodernised 4-bedroom duplex with garage on the first and second floors of Highpoint, perhaps the finest Modernist building in London.

Designed by the architect Berthold Lubetkin in the 1930s, Highpoint has been listed at Grade I by English Heritage in recognition of its extraordinary architectural quality. The building is very well maintained, and has a porter, lift access, glorious communal gardens, residents' tennis courts and a heated outdoor swimming pool, as well as a fabulous entrance hall. This particular flat has a private garage, and there is off-street parking for residents on a first-come first-served basis.

Highpoint was built in two phases. This apartment is situated in the later Highpoint II, which was completed in 1938. It contains just 12 duplexes, which were designed to be more luxurious than the flats in Highpoint I.

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Internal accommodation measures approximately 1,755 sq ft. The apartment has direct lift access. The lower floor contains a 25ft reception room that faces southwest, a galley kitchen, separate dining room and study, and the upper floor has four bedrooms and two bathrooms. An original travertine staircase links the two. The flat spans the building from front to back, and overlooks the trees of the communal gardens at the rear. Having been in the same ownership for many years, it requires refurbishment.

Highpoint is conveniently located within a short walk of both Highgate Village – with its shops, cafés and restaurants – and Highgate underground station (Northern Line). The open spaces of Hampstead Heath and Waterlow Park are also within close proximity.

Tenure: Leasehold with Share of Freehold

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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”.