

# THE MODERN HOUSE



*Southwood Lawn Road, London N6  
£1,100,000 Share of Freehold*

## Southwood Park II

This impeccably renovated three-bedroom apartment is in one of Highgate's most notable modernist estates. Inside, expansive levels of glazing combine with an honest, warm material palette that includes smooth hardwood against raw concrete. Designed in 1965 by Robert Maxwell for Douglas Stephen & Partners, Southwood Park's features and amenities reflect the architect's mid-century ethos, which has been wonderfully preserved by its residents. Outside, tended communal gardens are filled with planted borders, multiple patio areas and stately mature trees, which offer a shady spots to sit during the summer months.

### *The Building*

Designed by Robert Maxwell for Douglas Stephen & Partners in 1965, Southwood Park is one of Highgate's landmark modernist buildings. Composed of two red-brick blocks with distinctive white recessed balconies, it is defined by an uncompromising architectural regularity that rises high above expansive communal gardens below. For more information, please see the History section below.

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### *The Tour*

A private driveway leads to Southwood Park, just at the top of the peaceful Southwood Lawn Road. The typically modernist façade of the building is impeccably maintained, with polished wooden garage doors bringing a contrasting texture to the red brick exterior. This apartment is positioned on the second floor, accessible by stairs or by lift. There is also allocated storage space on the ground floor.

Entry is to a generous lobby area that has been cleverly converted into a second living space, with dotted Bocci lighting and walls partly lined in reclaimed Iroko wood. This space sets the tone for the rest of the apartment, which has been carefully renovated to celebrate its mid-century origins and features. During this process, the current owners stripped the interiors to the bare bones to rewire, replumb and add efficient contemporary radiators by Jaga.

The apartment's rooms fan out from the lobby, with a galley kitchen and living room at the front of the plan, overlooking the communal gardens. Bedrooms are at the back, with spectacular views of many of London's celebrated landmarks.

The kitchen takes a bold approach to colour, with its sage-coloured matt linoleum cabinets by Danish designers, AndShufl. Adjacent is the living room, where glazed doors framed with thick hardwood span its length and open to a large balcony. These doors overlook the communal gardens, a colourful contrast to the white-washed walls and bespoke joinery inside. Bookshelves line the wall opposite the doors, making for a unique focal point.

Each of the three bedrooms is well-proportioned and has bespoke joinery for storage. Like the kitchen, they also make use of a playful colour palette: shades of turquoise painted in blocks to create a sense of space and contrast against the matt black fixtures and neutral subway tiles. A smart en suite adjoins the main bedroom, which mirrors the design of the family bathroom.

There is a full time resident porter and a private garage is available for an annual fee.

### *Outdoor Space*

The south-facing balcony looks onto expansive communal gardens, with a beautiful horse chestnut tree in the foreground. Paved with terracotta tiles, the balcony is a suntrap throughout the day and has plenty of room for outdoor dining. An abundance of healthy succulent plants spill over the top of the original concrete planters, which boarder the space.

Behind Southwood Park lie gently undulating lawns, dotted with mature trees and bordered by flowering shrubbery. The gardens are impeccably maintained and feel wonderfully secluded. At the lower end of the lawn is a seating area with several tables and chairs for residents to use, as well as a barbecue. There is also a recently planted herb garden next to a gravel path bordered by roses, foxgloves and others.



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There is also a 20-metre-long heated swimming pool in the gardens, which residents can access for an annual membership fee. The swimming pool and changing rooms have been recently renovated, with new poolside sun loungers and umbrellas added.

### *The Area*

Highgate Village has a wide variety of excellent shops, cafes, pubs and restaurants, including popular pub The Flask, and fruit and veg shop Greens of Highgate. There is also The Grocery Post on Archway Road, which serves good coffee and groceries. The Red Lion and Sun pub, which is only a few minutes walk, serves award winning food.

There are excellent schools in the area, including Highgate School, Highgate Primary School, St Michael's Primary School (rated Outstanding) and Channing.

Southwood Park is also close to an array of large green spaces, including Hampstead Heath and Waterlow Park, as well as the ancient Highgate Wood and Queen's Wood. Also nearby is the Parkland Walk, a disused railway line that has been transformed into a green pedestrian thoroughfare that runs all the way from Highgate to Finsbury Park.

The house is a short walk from Highgate Underground station (Northern Line). The 43 bus runs from a nearby stop and journeys towards Moorgate, Bank and London Bridge, the 134 bus runs to Camden Town and Tottenham Court Road, and there are also bus routes which go to Kenwood House, Hampstead, Parliament Hill as well as Finsbury Park.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 109 years remaining Service Charge: approx. £9,898 per annum (includes heating and hot water) Ground Rent: approx. £75 per annum Swimming Pool Membership (optional): £100 per annum Allocated Garage (optional): £200 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”.