

THE MODERN HOUSE



*London N8
Sold*

Christchurch Road II

A peaceful and considered atmosphere prevails in this immaculate two-bedroom apartment with a private garden and spacious outdoor studio. Positioned on quiet Christchurch Road in Crouch End, the apartment unfolds over the lower-ground floor of a grand Edwardian semi-detached villa. A considered material palette uses Mappa Burr in tandem with delicate tones to create a calming space. Crouch End is renowned for its village feel despite being within easy reach of Central London, with a variety of wonderful green spaces – Alexandra Park, Highgate Wood, Finsbury Park and the Parkland Walk, to name a few – on its doorstep.

The Tour

The house sits back from the street, set behind a paved front garden teeming with mature shrubs and bushes and bordered by black railings.

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The apartment's private front door is discreetly tucked away down a set of steps at the front of the house. Entry is to a hallway connecting to the main living spaces at the rear of the plan, where natural materials work in harmony with the flow of light throughout. An open-plan living and dining room sits centrally, with exposed brickwork flanking one side and bringing texture to the calm palette of pale greys and soft pinks.

The space leads on to the kitchen, which has been designed using Mappa Burr. Its rare, distinctive grain brings tactility and elegantly combines with stainless steel worktops and white cabinetry. The kitchen has been fitted to a high standard with Bosch and Franke appliances. The generous glazing in this room – a skylight above, and large glazed doors opening to the garden at the rear – renders the space brilliantly bright.

The main bedroom, decorated in duck egg blue, is positioned at the front of the plan, with inbuilt wardrobes offering plenty of storage and soft carpet running underfoot. The second bedroom, just off the living room, also offers substantial storage space in the form of large, recessed wardrobes. A striped wallpaper adds an opulent feel to the otherwise pared-back scheme.

A contemporary Crosswater bathroom finished with grey tiles is completed by a bath with a large rainfall shower. Here, a pink basin tap adds a touch of fun that juxtaposes with the black fittings. A mirror reflects light around the room and there is comforting underfloor heating.

Outdoor Space

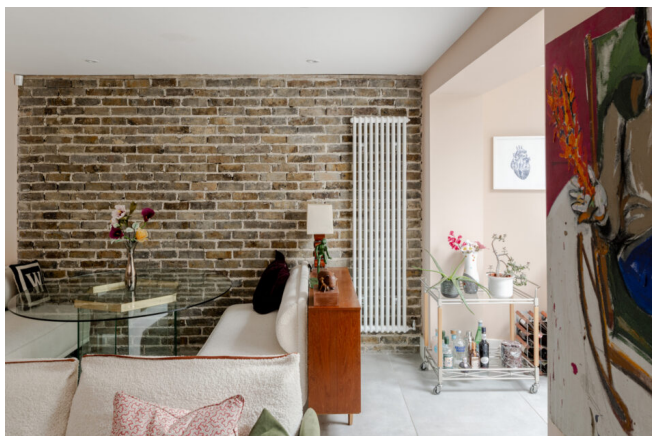
Opening from the kitchen is a generous patio garden with plenty of space for a table and chairs.

An enchanting bark path, bordered by a beautifully considered planting scheme, leads to the garden studio. With large glazed doors and windows to the front, and smaller windows on either side, the studio is a flexible, multipurpose space perfect for use as a home office, a gym or a private guest bedroom. A large decked barbeque area surrounds the studio, while an enormous Mediterranean fan palm gives dappled shade from the sunlight during the summer months.



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The Area

Christchurch Road is wonderfully positioned; Crouch End Broadway is a three-minute walk away, where high street familiars such as Waitrose and Waterstones sit alongside plenty of excellent independent cafés, bakeries and restaurants. Beam is a popular breakfast option, and Sourdough Sophia is known for its tasty cinnamon buns. Small Beer provides craft brews and artisan pizzas and Paesan is a celebrated neighbourhood Italian restaurant. Local pubs include the Maynard Arms, which serves craft beer alongside a changing seasonal menu. The King's Head pub also houses a much-loved comedy club downstairs, and Little Mercies on Broadway Parade is one of London's best cocktail bars.

Highgate Village is a 25-minute walk away and has a wide variety of shops, cafés, pubs, and restaurants, including popular local The Flask, as well as greengrocers Greens of Highgate. There is also The Grocery Post on Archway Road, which serves great coffee and produce.

Within walking distance are several parks and tennis and cricket clubs, including Coolhurst Tennis & Squash Club, North Middlesex Cricket Club and the Highgate Cricket and Lawn Tennis Club. The Parkland Walk, a much-loved trail on a disused railway line connecting Finsbury Park to Highgate, is a six-minute walk from the apartment. To the west is Waterlow Park, a 22-minute walk on foot, while a 20-minute walk west is Hampstead Heath, with its glorious open spaces, bathing ponds and expansive views across London. Alexandra Palace is to the north of Crouch End, a popular hilltop walking spot and live entertainment venue.

There are excellent schools in the area, including Avenue Pre-Preparatory School and Nursery, Coleridge Primary School, Highgate School, and Channing.

The apartment is a 14-minute walk from Crouch Hill Station (Overground). By way of Underground connections, Archway and Highgate Station (Northern Line) are equidistant from the apartment. Finsbury Park is 30 minutes away on foot and has Underground services (Victoria and Piccadilly line) as well as mainline services to Moorgate, Brighton, Gatwick and Cambridge. Various bus routes connect Crouch End to the West End and to Central London.

Tenure: Share of Freehold Lease Length: approx. 960 years
Service Charge: approx. £594 per annum Council Tax
Band: B

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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”.