

THE MODERN HOUSE



London N8
£3,795,000 Freehold

Wolseley Road

This elegant six-bedroom Edwardian villa, with off-street parking, occupies a substantial corner plot on the coveted Wolseley Road, between Crouch End and Highgate. It approaches 3,200 sq ft and has been updated to combine its period features with excellent contemporary interventions. In addition to its scale in the main, the large, private garden incorporates a two-bedroom brick-built studio of around 950 sq ft, with entry on Clifton Road, the adjacent street.

The Tour

Entry to the formal entrance is beyond an off-street parking area, via steps to the raised ground level. The handsome red-brick façade is concealed behind masses of foliage from mature trees. Storage is set beneath the external landing of the ascending stairs and a short second flight leads to the sheltered porch of the front door.

The generous entrance hall is lined with an autumnal palette of Edwardian tiles. Light is invited from a leaded transom above the entrance, a stained glass window in the north-eastern aspect and an arched Crittall section to the internal stairwell.

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The arched Crittall is repeated as a further transom to a glazed door, which leads onto the circulation area at the foot of the stairwell. There are two reception rooms to the right and the open-plan kitchen and dining room lies ahead.

The front reception is arranged as a living room and is lit by two sash windows within the front-facing box bay. A pair of Crittall doors offer the option of division for both reception areas while allowing light to penetrate the deepest parts of the plan from both aspects. Narrow slatted timber floors unite the two spaces and both have preserved some lovely cornicing and fireplaces. The room at the rear is used as a formal dining area and opens through glazed bi-fold doors onto a paved section of patio.

Massive sliding partition doors link the dining and kitchen area, which, when open, forms a wonderful visual and physical flow of spaces. The kitchen itself is composed of smoked ash-fronted cabinets arranged around a granite-topped island, with appliances by Miele. An extended portion at the rear brings yet more light through glazed sections overhead and French windows to the paved patio.

The internal stairwell defines the layout of the upper levels, turning turret-like around a massive void with landings to the six bedrooms arranged across the first and second floors. A guest WC is positioned beneath it at ground level.

The principal bedroom is set to the rear, though in the current arrangement it is cleverly linked, through a 'secret' wardrobe, to a similarly sizeable room at the front. This serves as a dressing room and study to the principal and has an adjoining bathroom. A third, smaller bedroom lies adjacent to the principal at the rear and a separate WC is set a half-flight below.

Another massive bedroom occupies the rear of the second floor, alongside two further bedrooms, a WC and a family bathroom.

At lower-ground level, there is a utility room and a study, and a versatile space within the former garage which has been used as a gym and studio.

Outside Space

The patio at the rear is used for al fresco dining and is cocooned by greenery. Wisteria bursts along and up the rear façade, and mature trees and shrubs, medlar and fig, spill over the retaining walls of the upper garden level.

This lawn section is long and wide. Bordered by mature trees, it turns to the right to the two-bedroom annexe. This excellent space can also be accessed from Clifton Road via its primary entrance and offers a further 948 sq ft of accommodation with two ground-floor bedrooms, an open-plan kitchen and living room at first-floor level, a separate bathroom and its own patio garden.

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The Area

The house is brilliantly positioned along a tranquil stretch between Highgate Village and the Crouch End Clock Tower. The famed Parkland Walk is to the south for beautiful woodland walks and a nature reserve; the route traces a former railway line, linking Finsbury Park and Alexandra Palace, through to Stroud Green, Crouch End, Highgate and Muswell Hill. Highgate Wood and Queen's Wood are just to the north and between them offer around 120 acres of woodland walks and amenities.

To the east, a short walk leads to the heart of Crouch End Village, named the 'Best Place to Live in London' by The Sunday Times in March 2023. There are plenty of excellent cafés, bakeries, and eateries along the pretty high street. Beam is a wonderful breakfast option and Sourdough Sophia is known for its wonderful cinnamon buns. Along with a few fantastic local pubs, Small Beer provides craft brews and artisan Pizzas. Paesan is a celebrated neighbourhood Italian.

Hornsey Town Hall is a Grade II*-listed Modernist former government building whose recent redevelopment has brought an exciting hub of living spaces, a boutique hotel and a variety of eateries to the centre. The former council chamber, basements and vast assembly rooms will now host film, music, dance, talks, comedy and performances alongside a rooftop bar and cinema.

Highgate Village is also nearby and has a wide variety of shops, cafés, pubs and restaurants, including wine shop Bottle, 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.

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

Highgate Station provides direct access to King's Cross, the West End and the City via the Northern Line, and there are convenient road links to the A1, leading to the M1, A406 and M25. Crouch Hill Station is also close by for the Overground.

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”.