



## DOUGLAS FIR HOUSE

*Muswell Hill  
£700,000 Leasehold*

This award winning one bedroom apartment, designed by Christian Brailey Architects, is a unique home where minimalist design meets cutting-edge sustainability.

It is a masterclass in modern living, offering light-filled social spaces, smart storage solutions and a generous private garden. This is a rare opportunity to live in one of London's most desirable areas, Muswell Hill, boasting all the benefits of London-living with the addition of abundant green spaces and a charming community feel.

The apartment, known as 'Douglas Fir House', was featured in Grand Designs Magazine, The Evening Standard, The Metro, Enki Magazine and Dwell Magazine. It was longlisted for the Dezeen Awards and Don't Move! Improve Awards and was the winner of the best Small Project at The Wood Awards 2022.

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## DOUGLAS FIR HOUSE

### **The Apartment**

This 675 square foot, one-bedroom apartment brings together the best of two worlds, combining a classic Edwardian property with a Scandinavian new build extension and renovation. The apartment has sole ownership and use of the 1000 square foot rear garden, which is a delightfully landscaped space.

The apartment is accessed via an internal front door within the elegant tiled hallway of an attractive and substantial Edwardian red brick house, the penultimate property in the terrace. On opening the apartment you move down a short flight of stairs to a utility and storage space, large enough to include a washing machine, underfloor storage and room for a wall hung bike. Moving on from this space into the living area reveals breathtaking views through the lounge and straight out to the vibrant garden.

Stepping down into the living area, you are immediately aware of the natural light and spaciousness offered by the monastic ceiling heights and the wrap around garden. The 3.5m tall window and glazed door opens onto the lush garden. The minimalist open plan living space is a large L-shaped room, with living, kitchen and dining zones divided by different levels and ceiling design, making it ideal for socialising. Picture windows create a seamless connection to the outside and generous skylights flood the kitchen and dining areas with daylight. Polished concrete floors and smooth lime plaster walls are the perfect backdrop for the warm Douglas fir carpentry, which includes kitchen cabinets housing new, integrated appliances.

The double bedroom is tucked away at the rear of the property, enveloped by greenery. Compared to the grand proportions of the living space, this has the cosy, snug feeling of a cabin hideaway. It boasts an extra-deep window seat with no overlooking, built in storage and a secret electronic blind. Fitted wardrobes provide ample storage space and keep the room uncluttered. A private door opens onto the secluded garden straight from the bedroom.



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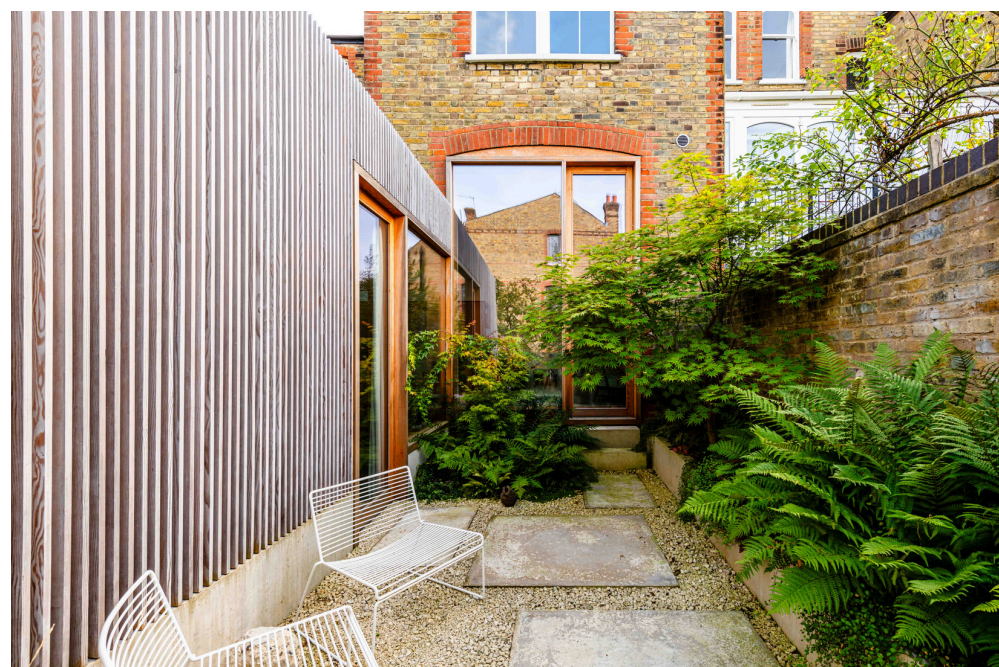
The property has been finished to an extremely high specification throughout and goes above and beyond current Building Regulations for insulating elements. Underfloor heating within the polished concrete floor stores warmth in the winter which leads to minimal heating costs. Smart thermostats in each room can be operated whilst away. MVHR (mechanical ventilation with heat recovery) runs throughout the apartment, providing each space with fresh, filtered air without wasting heat by opening windows in winter. The apartment has been fully insulated with recycled wood fibre and all windows and doors feature high-performance double glazing, minimising heat loss as well as your carbon footprint. Designer light fittings are carefully positioned to offer a soft, even light which bounces off the smooth plaster walls. Further details are provided in the Spec List below.

The apartment layout is future-proofed with the ability to add a second child's bedroom designed as a timber 'pod' that replaces the existing dining room, which moves up to the raised living area.

### **The Garden**

The garden is a wildlife haven, with a limestone gravelled path that winds through a rich mix of perennial flowers, grasses, herbs and shrubs. Carefully selected specimen trees add interest and dappled shade to the open seating areas. Large polished concrete paving slabs allow barefoot walking amongst the Japanese courtyard style garden that is enhanced at night with subtle lighting. A Wi-Fi controlled irrigation system has been installed and can be controlled from anywhere in the world or manually on the outside tap. This is positioned beside an external power socket, embracing outdoor living.

Planning permission has been granted for a 14sqm eco garden room at the rear of the garden for a home office, studio or gym.



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## DOUGLAS FIR HOUSE

### **Local life**

Dukes Avenue is a prime residential street in Muswell Hill, 5-7 minutes on foot from The Broadway at the centre of this thriving neighbourhood with its wide range of shops, amenities and community life including a regular 'makers market'. The local GP and pharmacy is located at the top of the road.

The nearest train station is Alexandra Palace, less than a mile away which can be reached by bus or on foot through Alexandra Palace park. This has regular 22-minute trains via Highbury & Islington to Moorgate in the City. Alternatively, Highgate tube station is a seven minute bus or a ten minute cycle from the property and has Northern Line trains to the City (Moorgate 19 minutes) and West End (Tottenham Court Road 15 min). Muswell Hill Broadway is a bustling bus link with popular routes to Crouch End, Finsbury Park, Angel, Highgate and Brent Cross, whilst the Alexandra Palace Park bus, just three minutes' walk from the front door, gets you to the Piccadilly line at Woodgreen in ten minutes, Crouch Hill overground in 15 minutes and Finsbury Park in 20 minutes. With free parking available on the street, electric charging points and three bike hangars in reach, it is set up for personal transport requirements.

Alexandra Palace is an increasingly popular entertainment hub, hosting world-renowned bands, comedians, food and music festivals, sporting events, theatre and craft fairs. The views across London make it a favourite for fireworks night and New Year. The surrounding park offers a precious natural landscape within London, as well as boating lake with cafe, garden centre, allotments, playground, skatepark, Pitch and Putt, Go Ape, weekly farmers market and popular Park Run.

There are a number of lively local pubs, including the famous Victoria Stakes at the foot of Muswell Hill. Within easy walk is also The Laboratory Gym and Spa and Park Road Pool and Fitness.



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## Specification

Canadian Douglas fir structure, windows, doors and kitchen  
 Polished concrete floors, column, steps, worktops and splashback  
 High performance double glazing  
 Obscured sand-blasted double glazed rooflights  
 Recycled woodfibre insulation  
 Lime plaster walls and ceilings  
 Underfloor heating controlled via Tado smart (Wi-Fi controlled) thermostats  
 Fisher & Paykel and Bosch appliances  
 Zehnder MVHR - (mechanical ventilation with heat recovery)  
 Monarch water softener  
 Worcester Bosch Greenstar boiler  
 Vola brassware  
 Laufen and Betty sanitaryware  
 Somfy electronic blind  
 Diivoo smart (Wi-Fi controlled) garden irrigation  
 Flos designer light fittings  
 High capacity washer and tumble dryer

Leasehold: 120 years  
 Service charge: Ad hoc  
 Ground Rent: £100 per year  
 Freeholder: Private freeholder (lives in building)  
 Council Tax band: C Haringey  
 EPC rating: C

## Links

[EPC >](#)

[Floorplan >](#)

[Introduction by the architect and owner >](#)

[Property walk though by Thomas James >](#)

[Social media >](#)

[Short Editorial Film >](#)

[Location >](#)

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