

## THE MODERN HOUSE



Colina House  
Colina Mews, London N15

**£999,999** Leasehold

Occupying the entire first floor of Colina House, a former organ factory, is this wonderfully authentic three-bedroom loft apartment. Positioned on Colina Mews, a short walk from Harringay Green Lanes the apartment is a rare entity in a neighbourhood dominated by Edwardian and late-Victorian architecture.

Measuring approximately 1,691 sq ft internally, the apartment bears many of the aesthetic hallmarks of warehouse living across the entirety of the first floor of Colina House: oak floorboards, beautiful areas of exposed brick, cast iron pillars, raw concrete mouldings, and an original full-height hoist door opening out over the quiet street below.

The apartment offers incredibly versatile accommodation in an open-plan. The two bedrooms, one with an en-suite bathroom, are the only segregated areas. The remaining expansive lateral space is currently configured as a living

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and dining room. There is a wood-burning stove and a cinema screen installed in this area of the apartment. A contemporary kitchen adjoins this space and has stainless steel units and worktops.

A bright master bedroom is positioned at the far end of the apartment and has its own connecting dressing room and en-suite bathroom. Two further well-proportioned bedrooms are configured in a similar fashion, one of which has retained the original loading doors used to transport church organ ranks during the building's former use. A family bathroom is positioned along the hall. There is also a utility room and significant storage spaces within the former lift shaft of the building and concealed along the edges of the communal areas.



Colina Mews is peacefully located a short walk from Harringay Green Lanes. The numerous cafes, bars and restaurants are all within walking distance, as are the green spaces of Duckett's Common, The Railway Fields nature reserve and Chestnuts Park. The East and West Reservoirs and their watersports and climbing centres are slightly further south.

The Harringay Ladder has become an increasingly popular area in recent years, partly as a result of its 'village' feel, but also due to its excellent traditional Turkish grocers, The Salisbury Pub and numerous Ofsted approved primary schools. The area is also spoilt for transport connections including Turnpike Lane (Piccadilly Line), Hornsey (National Rail), Harringay Green Lanes (National Rail) and Harringay (London Overground).



Tenure: Leasehold (Live/Work)

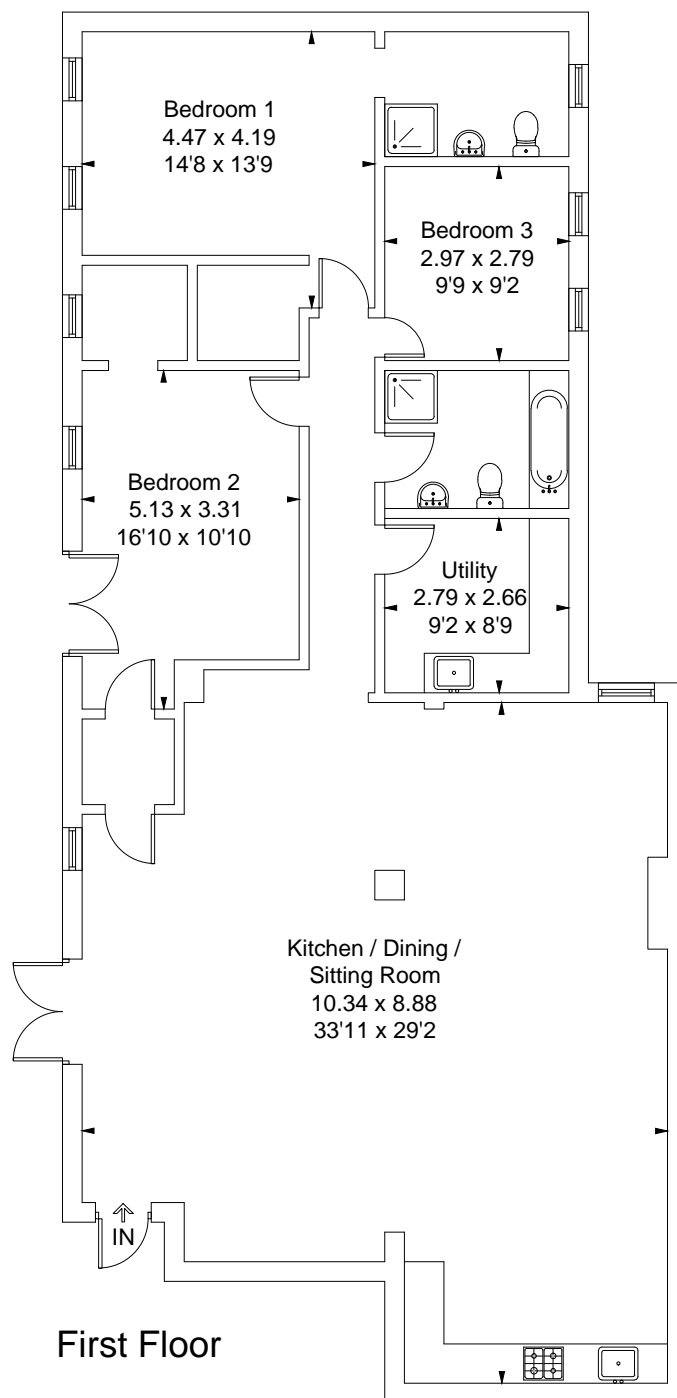
Lease Length: approx. 103 years

Service Charge: approx. £450 per annum.

Ground Rent: approx. £100 per annum

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Approximate Floor Area = 157.1 sq m / 1691 sq ft



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