

# INIGO



## *Marc Court*

LONDON N15

SOLD

This beautifully considered studio apartment is tucked in a secluded and privately gated nook a few minutes' walk from Seven Sisters station. Small but perfectly formed, the current owner has reimagined the space to create an airy, light-filled home.

### *Setting the Scene*

'Seven Sisters' takes its rather unusual name from an ancient grove of seven elm trees that took root around a single walnut tree. Allegedly planted as a memento by seven sisters who were parting company, the first indication of the grove can be seen on a 1619 map of the area. A 17th century historian, William Bedwell, gives the origin of the trees as much earlier, possibly medieval. An even more murky origin is hinted by other sources, some linking it to the Roman Ermine Road (later Watling Street) which runs nearby, while some suspect possible Pagan associations.

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In the 18th and 19th centuries, the area at the start of West Green Road (where the entrance to Seven Sisters station is today) was known as ‘Spouter’s Corner’, a gathering place for local speakers to attract crowds. Today, the area lies in the Borough of Haringay, a diverse part of north London where around 200 different languages are thought to be spoken.

### *The Grand Tour*

Formerly a baker’s shop and bakery, the entrance to the building is through a private gate tucked along a terrace of shops and houses. Entry is to a communal garden/courtyard area, where stairs rise to the front door. Wreathed in jasmine and climbing rose, the secluded and green environs foster a feel of tranquility.



When inside the flat, the airy open-plan living spaces unfold. A neutral palette has been used throughout, enhanced by the windows along three sides. Exposed rafters lend a rustic appeal to the space, designed with the current owner’s love of French antiques and mid-century design in mind. A cosy Charnwood wood burner ticks away invitingly in one corner.

Accessed via a ladder, a sleeping platform has been slotted within the apex of the roofline, allowing for the space below to primarily be given over to living and dining areas. Clever pulley systems aid in raising and lowering up essentials.

Along the opposing two sides of the room, an integrated kitchen has been designed to maximise space. Countertops in Carrara marble create a sleek, bright space while white-washed wall shelving provides storage space for cookbooks, crockery and glassware.

A large bathroom completes the flat. Clad in marble tiles across the floor and to dado height, a luxurious roll-top bath from the Albion Bath Co. centres the room. A chrome towel rail and taps (also from Albion Bath Co.) tie together the serene scheme.

### *The Great Outdoors*

Communal outdoor space wraps around three sides of the building. Paved and laid to borders intermittently, the current owner has cultivated a perennial flower bed in one area. The rail line borders the communal space, rising up behind a fence and almost obscured by trailing ivy, trees and shrubs.

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### *Out and About*

Marc Court lies on the West Green Road, a short walk from Seven Sisters station. Numerous cafés, bars and restaurants are all within walking distance, as are the green spaces of Downhill Park, Lordship Recreation Grounds and Chestnuts Park. Pasero nearby features a rotating cast of guest chefs and a day to night menu. True Craft has become a hub of craft beers (both for drinking-in and taking away) and also has a pizza menu. Chuku's is a well-loved Nigerian tapas restaurant with a popular brunch.

Seven Sisters station is on the Victoria and Weaver (Overground) lines, with quick connections to Tottenham Hale in one direction (where the Stanstead Express stops) and Liverpool Street station in the other.

Tenure: Leasehold

Lease Length: 153 years remaining

Service Charge: Approx £1,300 per annum

Ground Rent: £50 per annum

Council Tax Band: A



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.