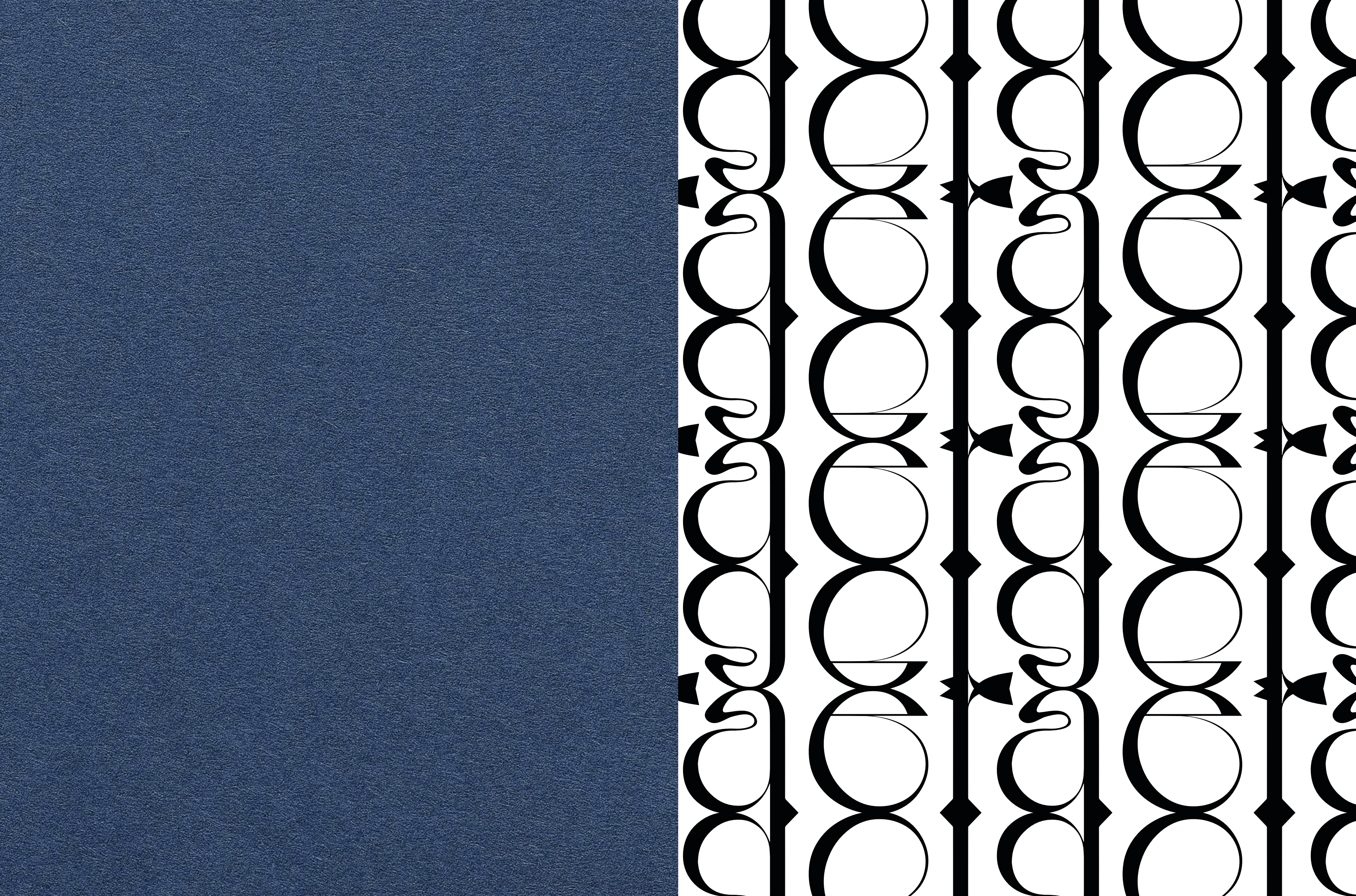


era



ERA
Highgate Hill

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We would like to give special thanks to the local businesses we have photographed, interviewed and featured. We were welcomed with open arms, and we truly hope you are pleased with the outcome.

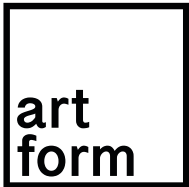
A warm thank you to Katerina Dionysopoulou, Sophie Smith and Becca Heard for providing us with quotes for this book. Your creative thoughts are much appreciated.

Lastly, we would like to thank Gareth Gillatt for your unwavering support throughout the project. We are deeply grateful for the part you have played in helping to bring Era to life.

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era



While each of our projects holds a firm place in Artform’s heart, very rarely does a site like Era come along. Sixty metres of frontage located at such an important, historic junction leading into Highgate – arguably the city’s most beloved village.

Having lived and worked in London our entire lives, it would be impossible to say how many times we’ve each walked or driven past, quietly contemplating what could fill in the gap between The Old Crown Inn and the Victorian terraces to the south. With a passion for design that continually improves the built environment, we had always hoped that whoever eventually took on the role would understand its importance.

Artform acquired the land with a vision to repair the void in the street frontage and improve the appearance of the conservation area. Acknowledging this once in a lifetime opportunity (and responsibility), our team duly accepted the challenge, aware that this was going to be an extremely complex development.

From that moment onwards we set about finding a team like no other to bring our project to life. We knew the design should encapsulate Highgate’s eclectic history and charm without being mimetic or pastiche; a collection of houses informed by the past, with the future firmly in mind. With decades of development experience to draw from, we were certain that finding the right designers was vitally important. After an extended selection process, leaving no stone unturned, we decided to work with the phenomenally talented team at Bureau de Change. Having their architects on board changed the course of the project towards something truly spellbinding. Scenemith also worked their magic, weaving the outside in with details that simply make us smile. To both, we are incredibly thankful.

There are a whole host of other consultants, engineers, artisans and craftspeople who have become part of Era’s story and brought everything together that you see today. Thank you for understanding just how much this project means to us.

And to the future custodians of Era – it’s time to hang up your coat, put the kettle on and write your next chapter. We hope you enjoy every moment.

Jonathan Ellis
Managing Director

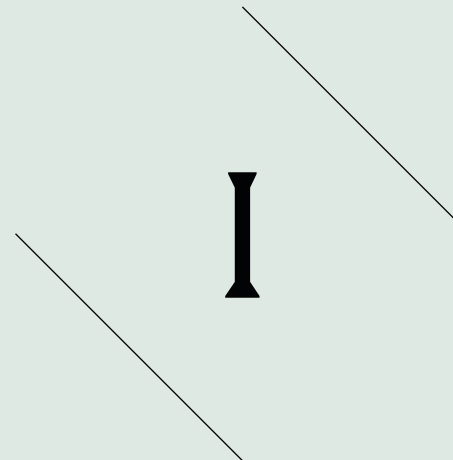
Ben Lampert
Development Director

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Introduction

Looking over your shoulder at Era, it's clear this is no ordinary part of town.

As copper domes rest upon a 19th century church, the hundred-year-old trees of Waterlow Park sway together in the breeze. The past whispers around every corner of Highgate. And it's here that we've crafted a new collection of homes to stand the test of time.

Introduction

Five green, ceramic turrets rise into view alongside pilasters of rich, warm bricks like those of Era's neighbours. Step across the threshold to find a celebration of tactile materiality punctuated with mementos of a time gone by.

From the smooth terrazzo underfoot to the brushed bronze taps, each space has been carefully considered to create a sense of balance. This is a place for those who wish to enjoy all the city has to offer, with a village to retreat to at the end of the day; it's for those who favour calm and serenity, with a touch of artistic drama.

With handcrafted kitchens, climate-positive paints, marble sinks and secluded rooftop terraces, these homes are far from a blank canvas, matching the remarkable character of Highgate itself.





II

History *of* Highgate

The story of Highgate, and particularly its name, began almost 700 years ago, when the Bishop of London built a tollgate on the fringe of his estate. Perched atop a commanding hill, overseeing the vast expanse of London's landscape, the gate was surrounded by fields, elm trees and ponds.

Over time, a village grew, tucked away from the city's bustle with winding lanes and ancient woods, drawing in poets, artists and visionaries alike. Highgate has indeed evolved from these modest beginnings, but the village retains its charm, offering respite above the noise of the city.



Old Highgate Archway and Toll Gate 1812

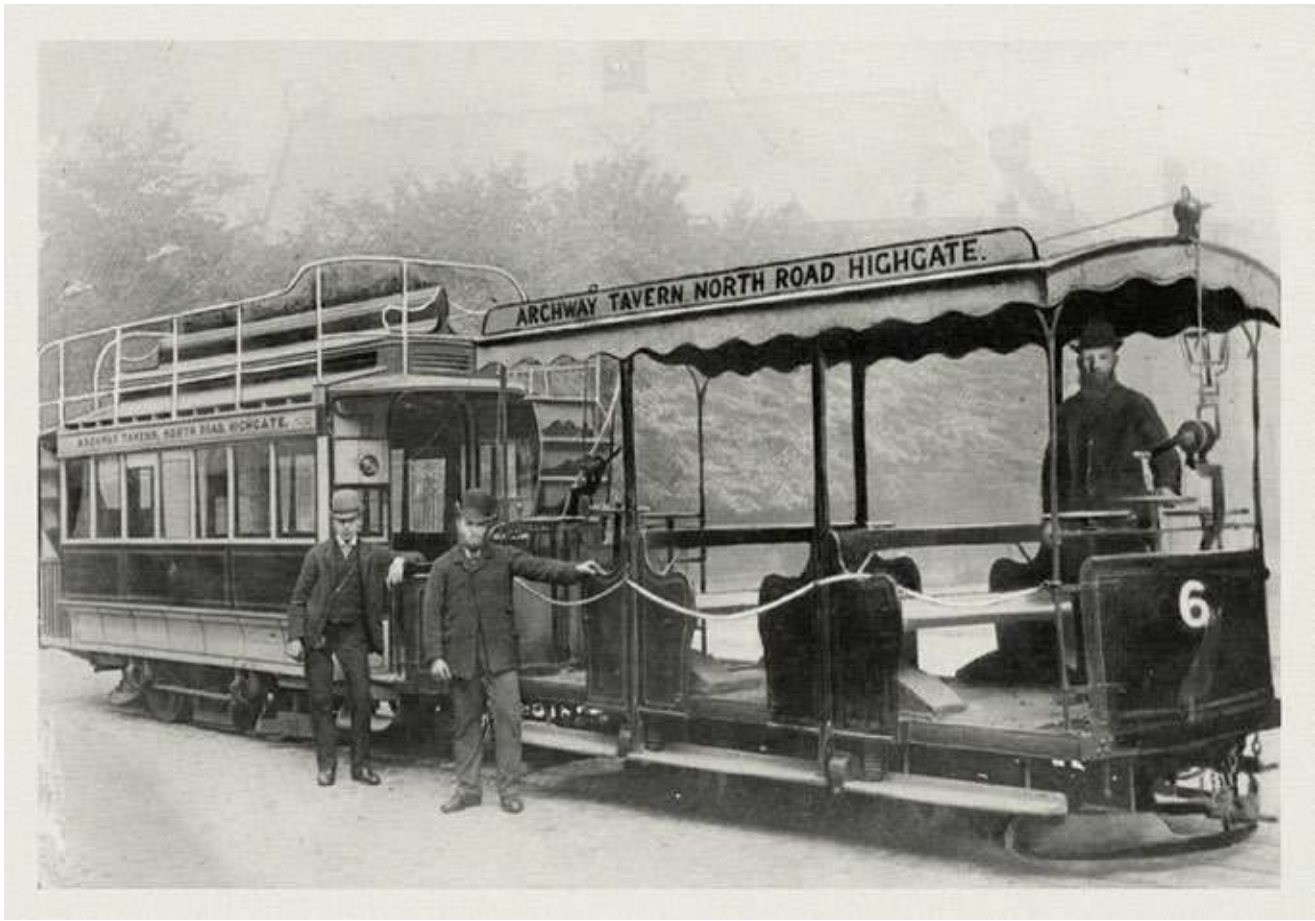
Highgate's position made it a favourite among those seeking cleaner air and a taste of rural tranquillity while remaining close to the city's heart. The hill was more than just a geographical feature; it was a vantage point, connecting the old with the new, the village with the urban.

Era rests at the top of Highgate Hill, surrounded by a host of long-standing neighbours, including a listed public house and Roman Catholic monastery, both complete with copper turrets and domes. The site itself was once home to the Old Crown Inn and its tea gardens, dating back to 1830 – a popular spot for London holidaymakers looking to while away a leisurely weekend close to nature.





Between 1884 and 1909, Highgate Village echoed with the rhythmic hum of the Highgate Hill Cable Tramway, the first cable car to be built in Europe. The hill had been too steep for horse-drawn trams or buses, and so, using technology first pioneered in San Francisco, the line was opened, running from Archway Tavern to South Grove, Highgate Village. Though now a distant memory, the tramway remains a cherished chapter in Highgate's narrative, an emblem of modern progress and ingenuity which once ran right outside the front doors of Era.



Highgate’s strategic location, as a resting point for drovers and stagecoaches, fuelled a rich pub culture which remains today.

In 1826, there were nineteen licensed taverns, each steeped in tradition. One unique drinking custom was the ‘Swearing on the Horns’, where travelers swore farcical oaths on animal horns kept in each pub. Those initiated became a Freeman of Highgate, confirming one’s dedication to merriment and overindulgence.



Prince of Wales, Highgate High Street



HIGHGATE HILL

Perched in the centre of Highgate Village, The Gatehouse originated as the toll collector's office before evolving into a tavern. Refreshments have been served here since 1337 and it now features a theatre, aptly named Upstairs at The Gatehouse. Despite rumours of spectral visitors, it remains a vibrant destination for both a drink and a show.



The Gatehouse, North Road, 2024



Swearing on the Horns re-enacted outside The Gatehouse, 1906

Another of Highgate's pubs, The Flask, stands as a living relic of centuries past, with some parts dating back to 1663. The original shutter-window bar with bullseye glass panels is still in place, alongside roaring open fires. While Coleridge, Byron, Shelley and Keats are no longer regulars, it's a cosy spot for a Sunday roast.



History unwinds on every corner of Highgate, with Holly Village just one piece of this compelling past. One of the wealthiest women in Victorian England, Baroness Angela Burdett-Coutts, with the help of Charles Dickens and architect Henry Darbishire, crafted the highly decorative gothic cottages, which remain Grade II* listed. Burdett-Coutts, a generous philanthropist, left an indelible mark on society, shaping the landscape of London's charitable endeavours.



Highgate has long attracted a plethora of notable residents and the cemetery, established in 1839, is the final resting place for numerous renowned figures such as Karl Marx, Christina Rossetti and George Eliot. Divided into western and eastern sections, the site is adorned with gothic memorials, mausolea and catacombs.





III

Gallery

Within the pages of this printed gallery, find a curated collection of artworks that pay homage to Highgate’s diverse historical tapestry. Highgate isn’t just a neighbourhood; it’s a melting pot of cultures, styles and eras. From renowned poets like Samuel Taylor Coleridge to influential artists like John Constable, the area has been a haven for creative minds throughout the centuries.

The architectural landscape reflects this eclectic mix, with Victorian terraces standing beside Georgian townhouses and modernist constructions. Each building tells a tale of its own, mirroring the diverse influences that have shaped the area.

In celebrating the different styles that have left their mark on Highgate, the following gallery showcases a variety of artistic mediums. From the turn of the 20th century to the sixties, each artwork offers a glimpse into the spirited past that continues to inspire Era’s design today.

The Gallery

Design feature

Ceramic turrets
Inspired by 1900s Post-Impressionism

Rooftop terraces
Inspired by 1920s Surrealism

A varied façade
Inspired by 1940s Abstract-Expressionism

Playful interiors
Inspired by 1950s Pop-Art

Bringing the outside in
Inspired by 1960s Op Art



An era is defined by art.

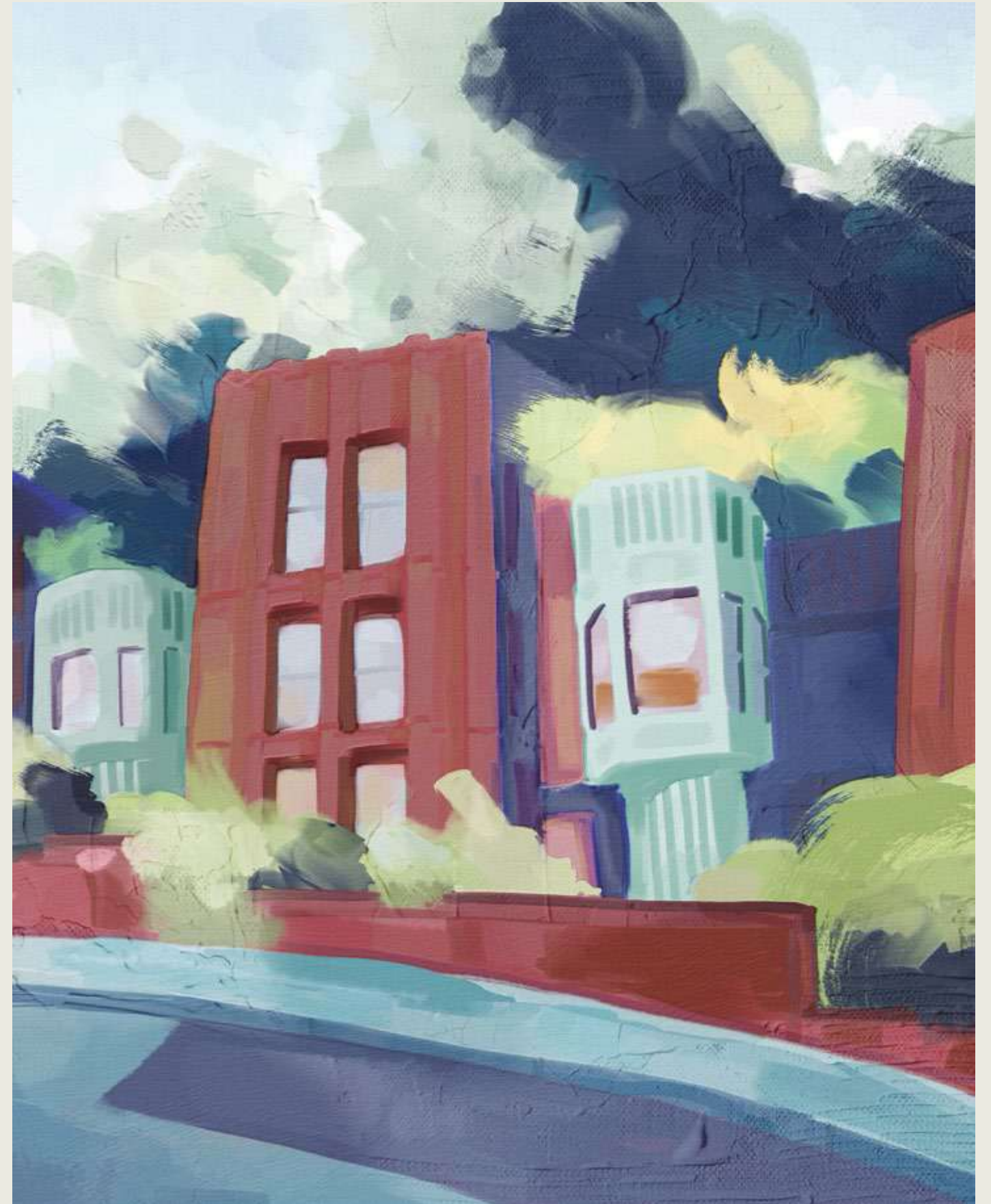
From the watch towers of medieval castles to the baronial turret just a few paces up the hill from Era, turrets over time have offered both protection and decoration. You'll find them nestled throughout the Victorian architecture of Highgate and now, at Era, we're bringing five more.

Rising from the ground to the terrace, each turret features green ceramics reminiscent of the verdigris copper roofs surrounding the houses. A nod to the past while looking ahead, painted here in the colourful, textural style of 1900s Post-Impressionism.

Design feature

Ceramic turrets

Artwork by Billy Huntington
Inspired by 1900s Post-Impressionism



Resting atop each house sits a vast rooftop terrace – an elevated garden with verdant views into the treetops of the park and the domed church opposite. Up here there’s space for green fingers to find solace amongst soil and shrubs. An idyllic spot for sipping a sundowner or sharing a new recipe with friends. While there’s also a front garden downstairs, the terrace will feel secluded, perched above the canopy of Highgate Hill.

This characterful painting takes inspiration from 1920s Surrealism.

Design feature

Rooftop terraces



Artwork by Billy Huntington
Inspired by 1920s Surrealism

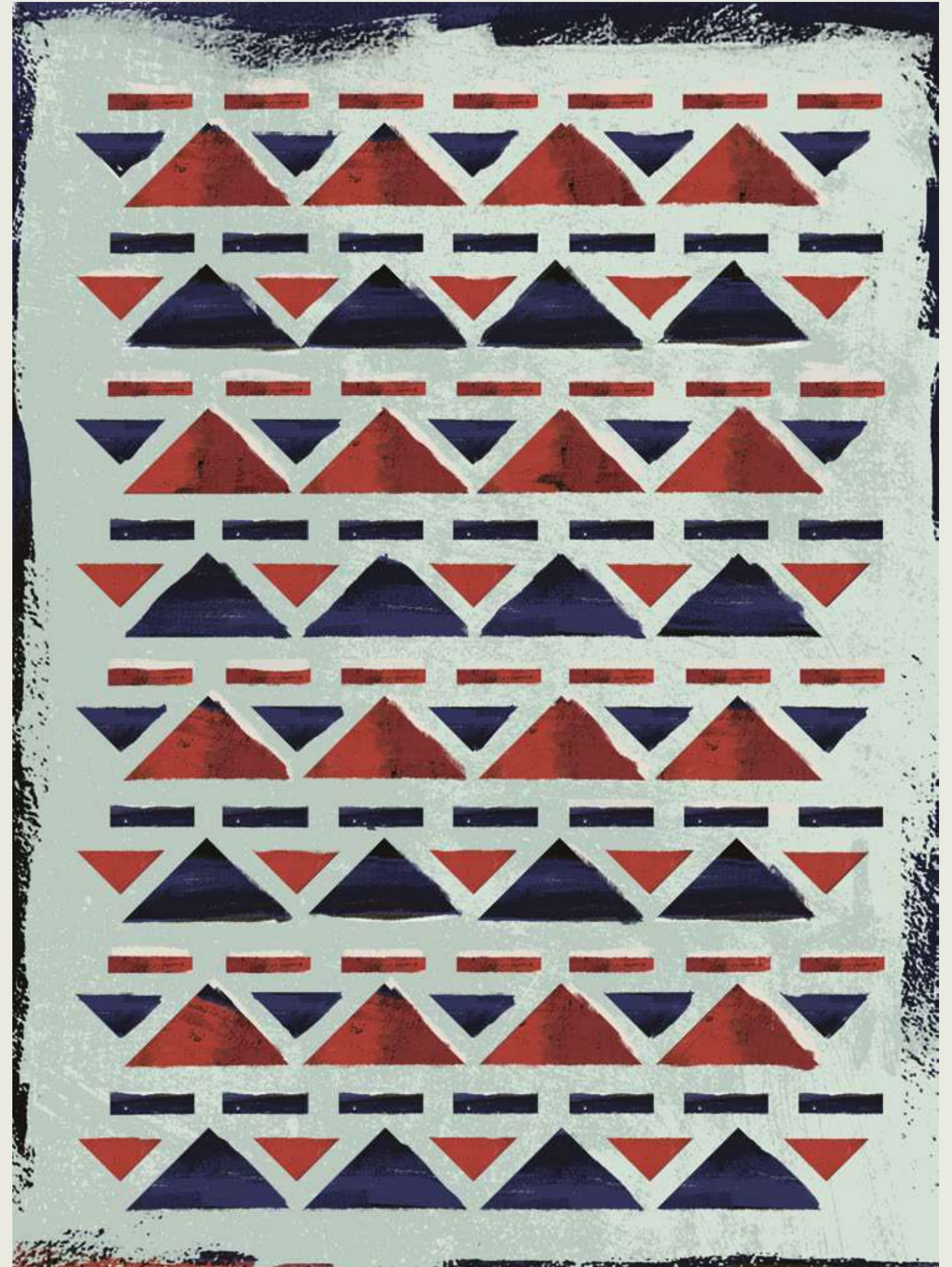
When designing Era's façade, the architects at Bureau de Change took inspiration from each neighbour – the row of Victorian terraces down the hill, the elaborate pub on the corner and the Grade II* listed church across the street.

Warm red bricks are banded with darker soldier courses and intricate vertical pilasters. But perhaps the most distinctive elements are the pale green ceramic turrets, creating a partial octagon that grows from each house's entryway to its terrace. The glazed tiles will sit in a triangular pattern across the façade, hinted at here through the medium of 1940s Abstract-Expressionism.

Design feature

A varied façade

Artwork by Trev Townsend
Inspired by 1940s Abstract-Expressionism



Working in collaboration with the designers at Scenesmith, Era will encapsulate all that is Highgate – its playful yet serene sophistication, its focus on craft and celebration of variety. Throughout each house you’ll find details that tip their caps to the past, but with a contemporary sensibility.

A characterful canvas, ready for modern day living, depicted within this artwork inspired by the 1950s Pop Art of Richard Hamilton.

Design feature

Playful interiors



Artwork by Mike Willows
Inspired by 1950s Pop-Art

Era's kitchen islands take inspiration from the angular turrets of the façade, mirroring the form through an elongated octagon. Designed in collaboration with the cabinet makers at Shape London, the kitchen island acts as an anchor within the space with a distinctive terrazzo worktop, showcased here in the style of 1960s Op Art.

Design feature
Bringing the outside in

Artwork by Trev Townsend
Inspired by 1960s Op Art





Style

While the tale of classic terrazzo begins in 16th-century Venice, this hardwearing finish has roots that date back as far as ancient Egypt. If you were to gaze up at Michelangelo's masterpieces in St Peter's Basilica or to stand in the lobby of the Empire State Building, you'll find terrazzo underfoot. It's timeless, sustainable and made to last.

The terrazzo at Era is sourced from In Opera, a long-standing manufacturer located in Verona, Italy. We've selected their Crema and Botticino tiles to line the ground floor of each house, with warm flecks that gradually increase in size, creating a subtle ombre effect as you move through the space. Each small chunk of marble within this terrazzo has come from one of In Opera's neighbouring quarries; a by-product of the natural stone industry which would have otherwise gone to waste.



Crema and Botticino by In Opera



In Opera quarry production



In Opera quarry production



Specification samples

It's often said that the kitchen is the heart of the home, where life beats to the sound of clinking glasses, rhythmic chopping and a bubbling stove. It's a place to gather, to prepare and share a meal at the beginning and end of each day.

The importance of this space is undoubtable. And in the craftspeople at Shape, we've found a family-run kitchen supplier that shares our mindset. Established by Robert and Richard Streater in 2016, the brothers have grown Shape into one of London's leading bespoke joinery companies. Here, they champion British manufacturing with all design, digital fabrication and craftsmanship happening in-house in their Southeast London workshop.

Due to Richard's background in architecture, Shape understand the value of good design, creating kitchens that are not only highly functional but beautiful. They combine the latest technologies with traditional, artisanal techniques to deliver joinery of unrivalled quality.

At Era, we've paired their muted green cabinetry with a fluted tile backsplash, instant hot tap, bronze sink, solid Corian worktops and fully integrated Siemens appliances. The octagonal islands will be topped with a jade, cream and terracotta-flecked terrazzo from Diespeker.



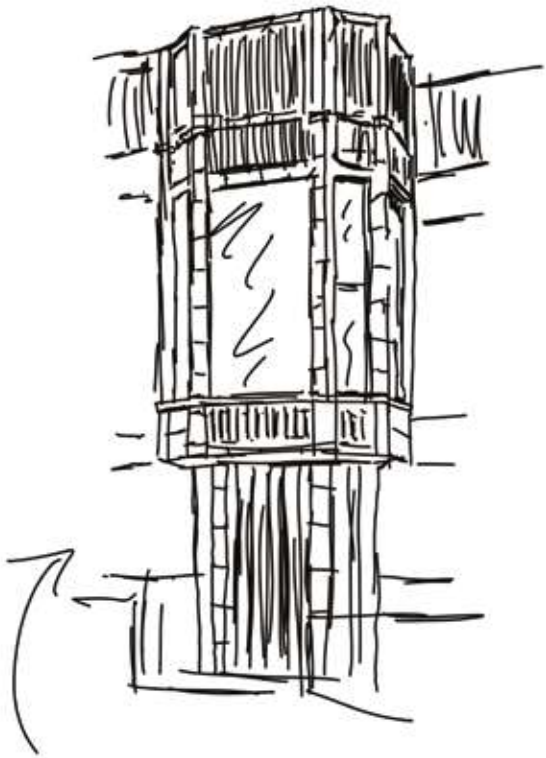
Production by Shape

Turrets rose into existence in medieval times, when noble castle dwellers were keen to defend their perch. The circular towers offered a wide field of view and ample time to devise a plan of action.

As the centuries and civilisation moved on, turrets were seen less and less; a defensive feature no longer needed in house building. However, during the Victorian era, the corner tower experienced a revival, thanks to a new philosophy of combining decorative elements from various architectural styles of the past. Walking through Highgate, it's clear to see the turret is a popular motif in the area and has since inspired Bureau de Change, the architects at Era.

Here, alongside the designers at Scen Smith, we've brought the turret's angular form inside. Stepping through the front door, each house features a characterful entryway within the turret's base, complete with chamfered internal walls and niches. The octagonal kitchen island follows suit, and in the bathrooms, we've tiled the showers with contoured ceramics, reminiscent of cut gems.

Upstairs, within every principal bedroom, the turret provides yet another internal feature, maximising daylight with views up and down Highgate Hill.



Turret feature



Chamfered walls



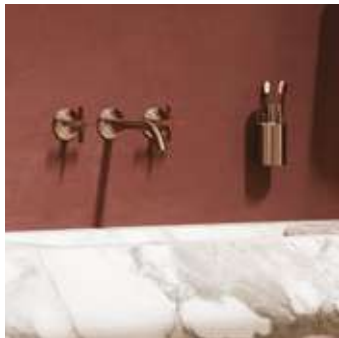
Octagonal island



Chamfered bathroom tiles

Katerina Dionysopoulou
Founder / Director at Bureau de Change

“Inspired by the local Victorian architecture, we introduced turrets to the facade, creating visual variation, a moment of intrigue and the opportunity to introduce a complementary material to the brick in the form of glazed, ceramic tiles. Their green colour matches the aged copper roofs of the neighbouring pub and St Joseph’s church.”



When piecing together the bathroom palette, Scenesmith chose Era’s façade as their muse, taking cues from the deep red and purple tones of the bricks as well as the verdigris ceramics.

Each ground floor includes a cocoon-like cloakroom with rich, textured, burgundy walls and ceilings. Resting atop glossy brown wall tiles, find brushed bronze taps by Dornbract and a solid marble basin by Lusso. The sink is hand-finished from a slab of Dark Emperador, an intense chocolate-coloured stone veined with bone-white and cream. Located within the house’s main entertainment space, this room feels intimate yet atmospheric, offering a quiet yet dramatic moment away from the dinner party.

In contrast, the first-floor bathrooms offer lighter hues, imbuing each space with a sense of tranquillity. Soft sage walls are paired with undulating, glazed green metro tiles in the shared bathroom, finished with a touch of In Opera’s Botticino terrazzo on the vanity ledge. The principal ensuite blends a moss-coloured floor with pale, textural porcelain and a feature wall of ceramic faux wood by Mandarin Stone. Once again, we’ve opted for Dornbract’s brassware in this space, with brushed bronze taps and rainfall shower heads.

Depending on the house’s position within the row, the top floor may include another bathroom. Here, elegantly stretched metro tiles steal the show with an angular, jewel-like surface.

Sophie Smith
Founder & Creative at Scenesmith

“Taking cues from Era’s distinctive façade, we’ve sought to instill balance across the bathrooms. While some feel immersive and dramatic, others are calmer, more serene. We’ve weaved a tonal thread between every space, but no two bathrooms feel quite the same.”

In the eyes of Rob Abrahams and Rob Green, friends and co-owners at COAT, not all paint is created equal. With a vision to revolutionise the industry, the duo set about creating quality paint using only the highest grade of ingredients, all locally sourced.

Every can of their climate positive paint is made to order and zero waste. They use eco-formulations and recycled packaging as well as sustainable logistics, operations and eco-accessories. Each of these efforts, alongside carbon offsetting and support of UN Gold projects, means they’re B Corp certified.

Hand in hand with the talented team at COAT and the designers at Scenesmith, we’ve had the opportunity to collaborate and create a bespoke series of colours: The Era Collection.

On the walls of each house, find a sun-warmed off-white named Poet’s Quill, paying homage to the writers who have long frequented Highgate – the likes of Byron, Shelley, T.S. Elliot and John Betjeman.

In the shared bathrooms, we’ve opted for a soft, sage-toned green named Wildwood, in reference to Era’s leafy surroundings: Waterlow Park, Hampstead Heath and the ancient Highgate Wood.

The principal ensuites are painted in a green-toned off-white called Exhale, influenced by the fresh air and tranquillity of Highgate Village itself. Find Verdigris Dome, a soft shade of teal, in any secondary ensuites – the colour of the oxidised copper domes of St Joseph’s Church and the neighbouring baronial turrets.

The last paint in the collection, Burnt Clay, will wrap the walls of the powder rooms. A nod to the rich, red bricks of the neighbouring Victorian terraces and Era’s own façade.





Roof Terraces

While each house at Era features a front garden with double doors leading directly from the living space, there's also an expansive roof terrace, offering a vast yet private area to enjoy the outdoors. Overlooking the trees of Waterlow Park and the historic church opposite, there's room up here to create a horticultural haven, complete with relaxed seating and an al fresco dining area, tucked away above the bustle of Highgate.

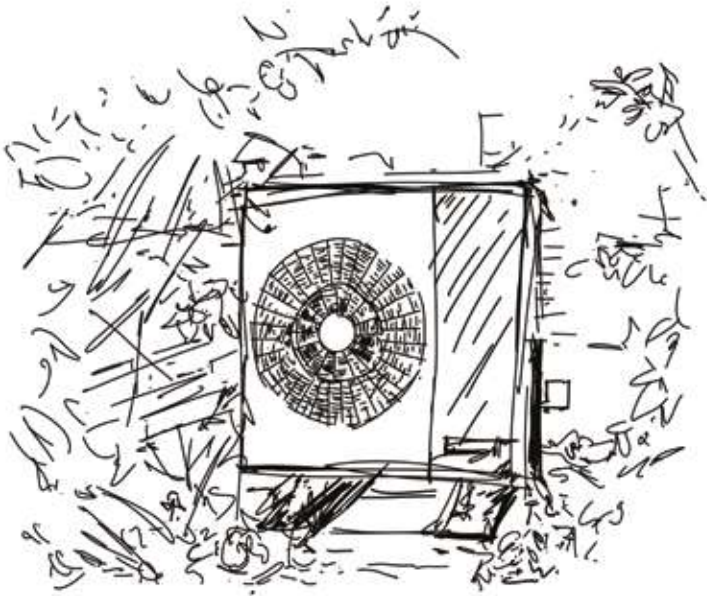
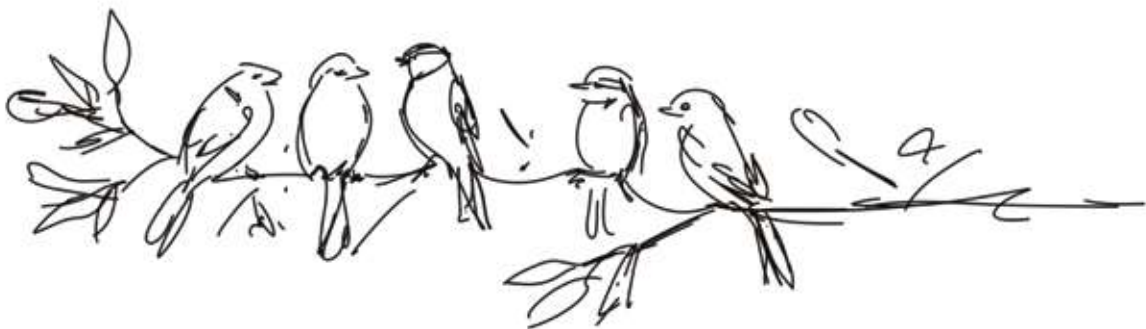
These elevated gardens feel entirely secluded, with a backdrop of mature trees provided by the gardens behind; the ideal place to put a green-fingered stamp on your home. Create foliage-filled planters with sturdy plants such as pines, grasses and shrubs. Evergreens will give a verdant view all year round, and for a pop of colour, lavender and santolina will thrive, attracting bees and other pollinators, too.

Becca Heard
Landscape Architect at Heard Landscapes

“The expansive, south-west facing roof terraces offer a canvas to create a secluded, verdant oasis. With ample space and plenty of sunlight, add raised planters and integrated furniture to cultivate a vibrant and social retreat.”

We're conscious of the role we play when it comes to looking after the planet. And we don't take this lightly. At Era, we've invested in a future-proofed way to heat your home.

We've sought out suppliers who share our ethos, and we've selected materials not just for the way they look, but for their impact on the climate.



Thoughtful finishes
From the climate positive paint by COAT, to the carbon neutral taps by Dornbracht, we've proven that we're not alone in wanting to make the industry less impactful on the environment.
Every chip in the terrazzo flooring has come from off cuts and waste from the natural stone industry, thanks to In Opera's desire to save them from landfill. The kitchens have been designed and made locally, right here in London, and we've chosen instant hot taps that use up to 50% less energy than boiling a kettle.

An efficient building fabric
It all starts with the building fabric. And here, we've exceeded the requirements set out by Building Control. When compared to the efficiency of a local 1930s or older property, Era's external walls and floors are 12 x more efficient, and the roof is 21 x more efficient. This means you'll need to use your heating less, saving energy and money.
The windows are triple glazed and benefit from 79% less heat loss when compared to an existing 1930s or older house in the area. This means they're great at keeping the heat in during the winter and out during the summer. Plus, the extra-thick glass reduces noise transfer and can withstand harsh weather.

Completely gas-free heating and ventilation
Each house is heated using an air source heat pump (ASHP). This fully electric system works by leveraging the temperature difference between the air inside and outside your home. You can think of it like a refrigerator in reverse. ASHPs are 3 to 4 times more efficient than typical gas and electric boilers – it's no surprise they're known as the low-carbon future of home heating where you can save up to 27% on your heating bill when compared to gas.
We've paired your ASHP with zoned underfloor heating, creating a system that's 40% more efficient than radiators. This is due to its larger surface area; underfloor heating doesn't need to be heated to as high a temperature as a radiator to provide the same increase in room temperature.
Additionally, we've installed an MVHR (Mechanical Ventilation with Heat Recovery) system which improves air quality by extracting stale air and bringing in a fresh stream. It recovers heat from the outgoing flow to warm the incoming air, reducing energy loss and keeping the building well-ventilated and energy efficient, even when your windows are closed.



Specification

General

Architecture by Bureau de Change
Interior architecture and design by Scenesmith
Intricate brick pilasters to façade
Glazed ceramic turrets
Private front gardens and roof terraces
Climate-positive paint collaboration with COAT
Chamfered internal walls
Bespoke wardrobes to principal suites

Floors

Ombre terrazzo ground floor by In Opera
Low pile tufted carpet

Kitchens

Bespoke kitchens by Shape London
Solid Corian worktops
Brass hot tap
Fully integrated Siemens appliances including microwave, induction hob, oven, fridge freezer and dishwasher
Siemens washing machine located in store cupboard
Octagonal island with terrazzo by Diespeker

Bathrooms

Brushed bronze brassware by Dornbracht
Marble sinks to cloakrooms by Lusso
Sanitary ware by RAK Ceramics and Laufen
Tiles by Mandarin Stone, Solus and Bert & May
Terrazzo shelves by In Opera
Heated towel rails

Electrics & Energy

Touch screen thermostats
Zoned underfloor heating
Air source heat pumps
MVHR ventilation system
Energy efficient lighting layout
Smoke and heat detectors
Triple glazed windows

Security & Peace of Mind

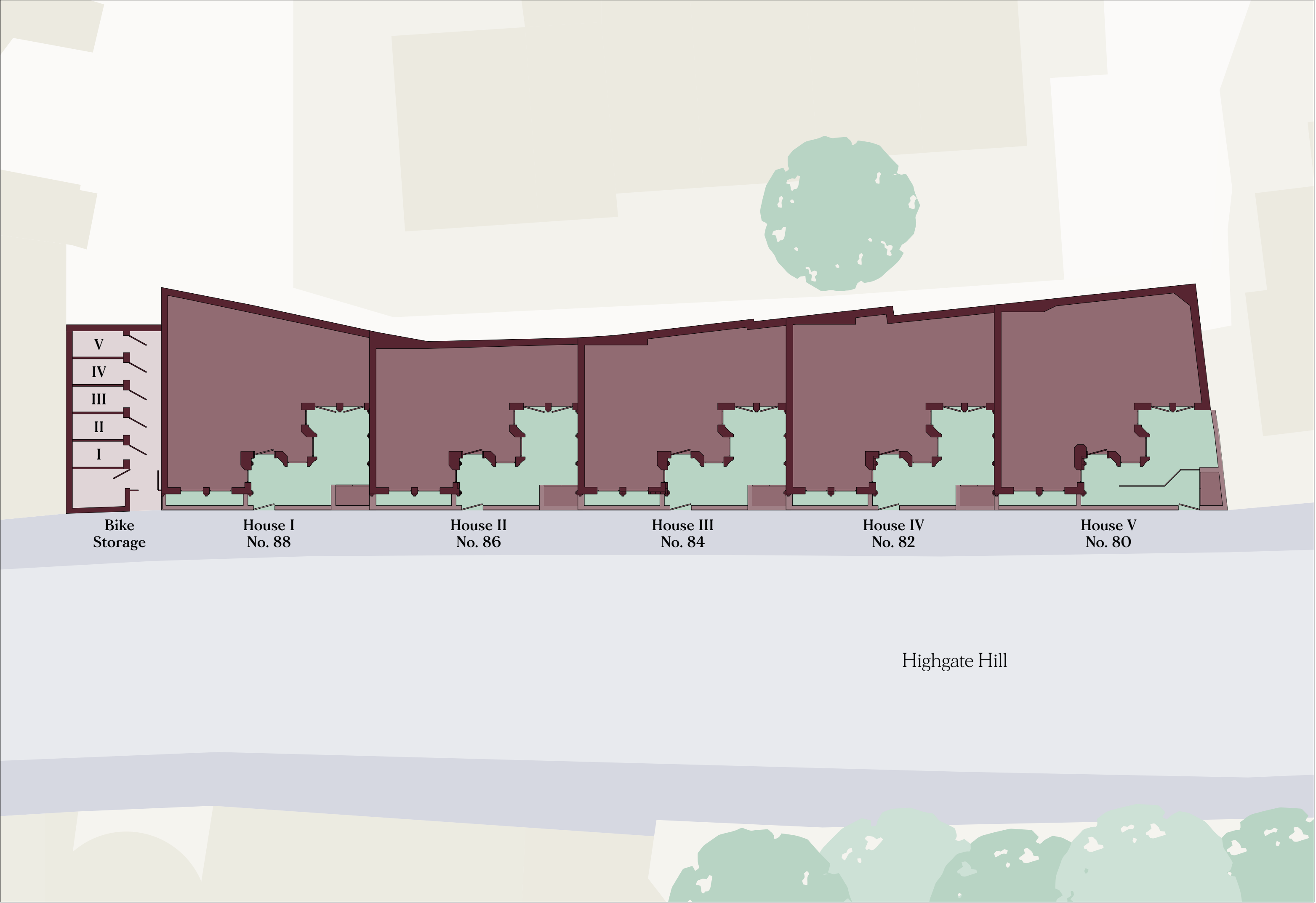
Gated front gardens
10-year new home warranty





Plans

Site Plan

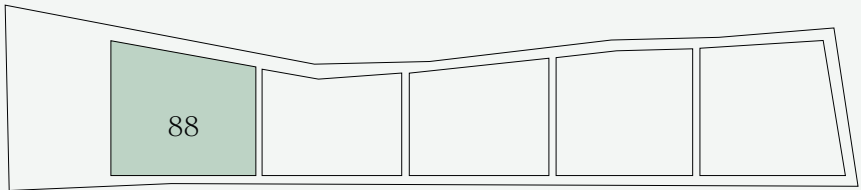


Highgate Hill

House

I

Total Size	Entryway	Principal Bedroom	Third Bedroom
1,605 SQ FT	9.5ft x 8.9ft	15.4ft x 21.3ft	11.8ft x 15.1ft
149 SQ M	2.9m x 2.7m	4.7m x 6.5m	3.6m x 4.6m
◆ 1 Under-stair Store	Kitchen / Dining	Principal Ensuite	Outdoor Space
◆ 2 Refuse Store	21.7ft x 12.1ft	9.2ft x 10.8ft	560 SQ FT
	6.6m x 3.7m	2.8m x 3.3m	52 SQ M
	Living Space	Second Bedroom	
	11.5ft x 15.4ft	11.5ft x 12.8ft	
	3.5m x 4.7m	3.5m x 3.9m	



Highgate Hill

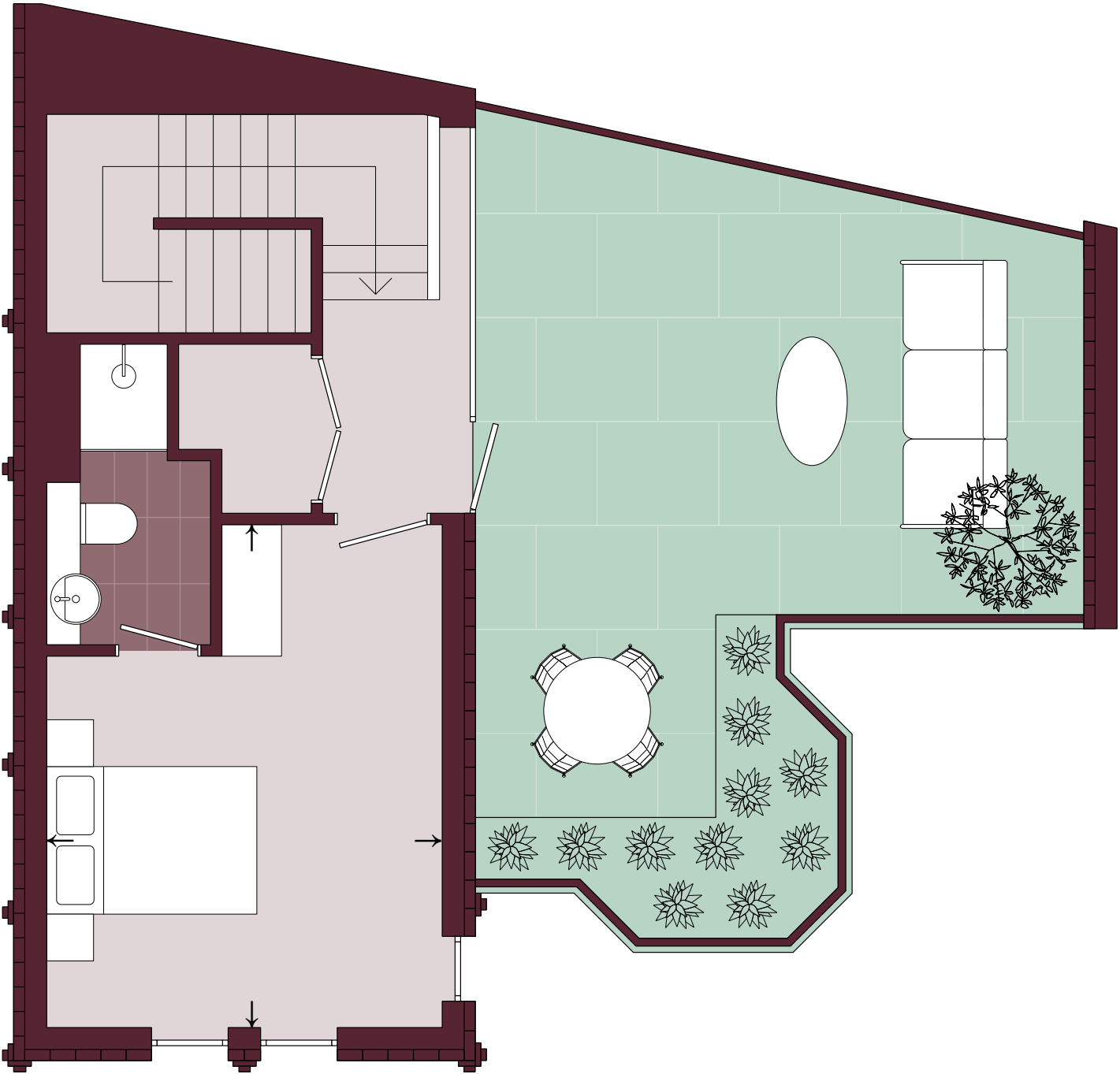
◆
House I
Ground Floor



◆
House I
First Floor



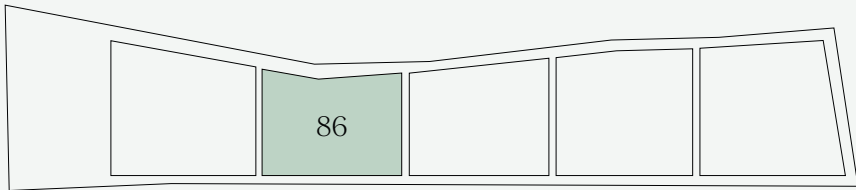
◆
House I
Second Floor



House

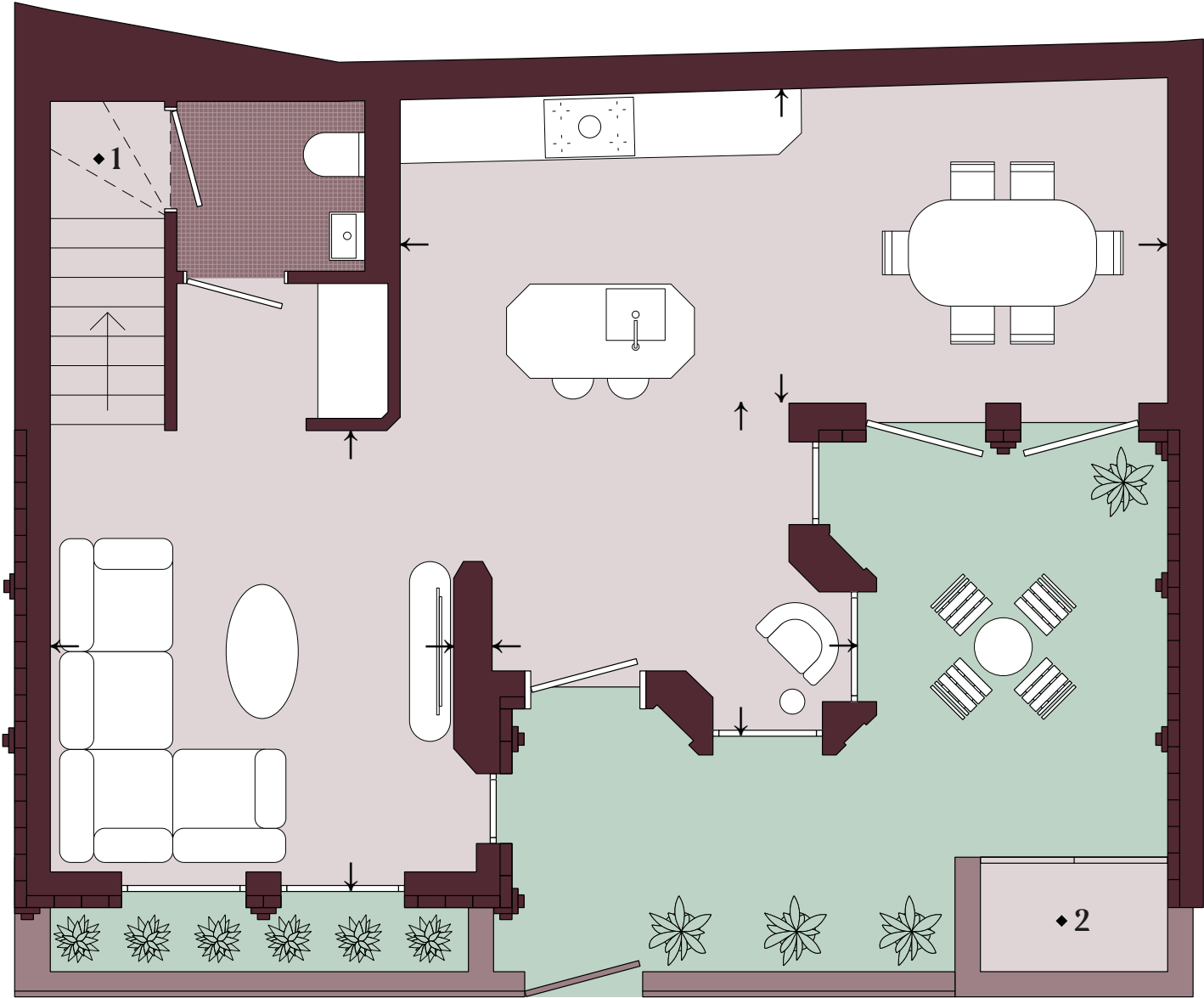
II

Total Size	Entryway	Principal Bedroom	Second Bedroom
1,250 SQ FT	9.5ft x 8.9ft	11.5ft x 13.5ft	11.5ft x 12.1ft
116 SQ M	2.9m x 2.7m	3.5m x 4.1m	3.5m x 3.7m
◆ 1 Under-stair Store	Kitchen / Dining	Dressing Room	Third Bedroom
◆ 2 Refuse Store	21.3ft x 8.9ft	6.6ft x 5.6ft	11.8ft x 14.4ft
	6.5m x 2.7m	2.0m x 1.7m	3.6m x 4.4m
	Living Space	Principal Ensuite	Outdoor Space
	11.5ft x 12.1ft	6.6ft x 8.9ft	495 SQ FT
	3.5m x 3.7m	2.0m x 2.7m	46 SQ M

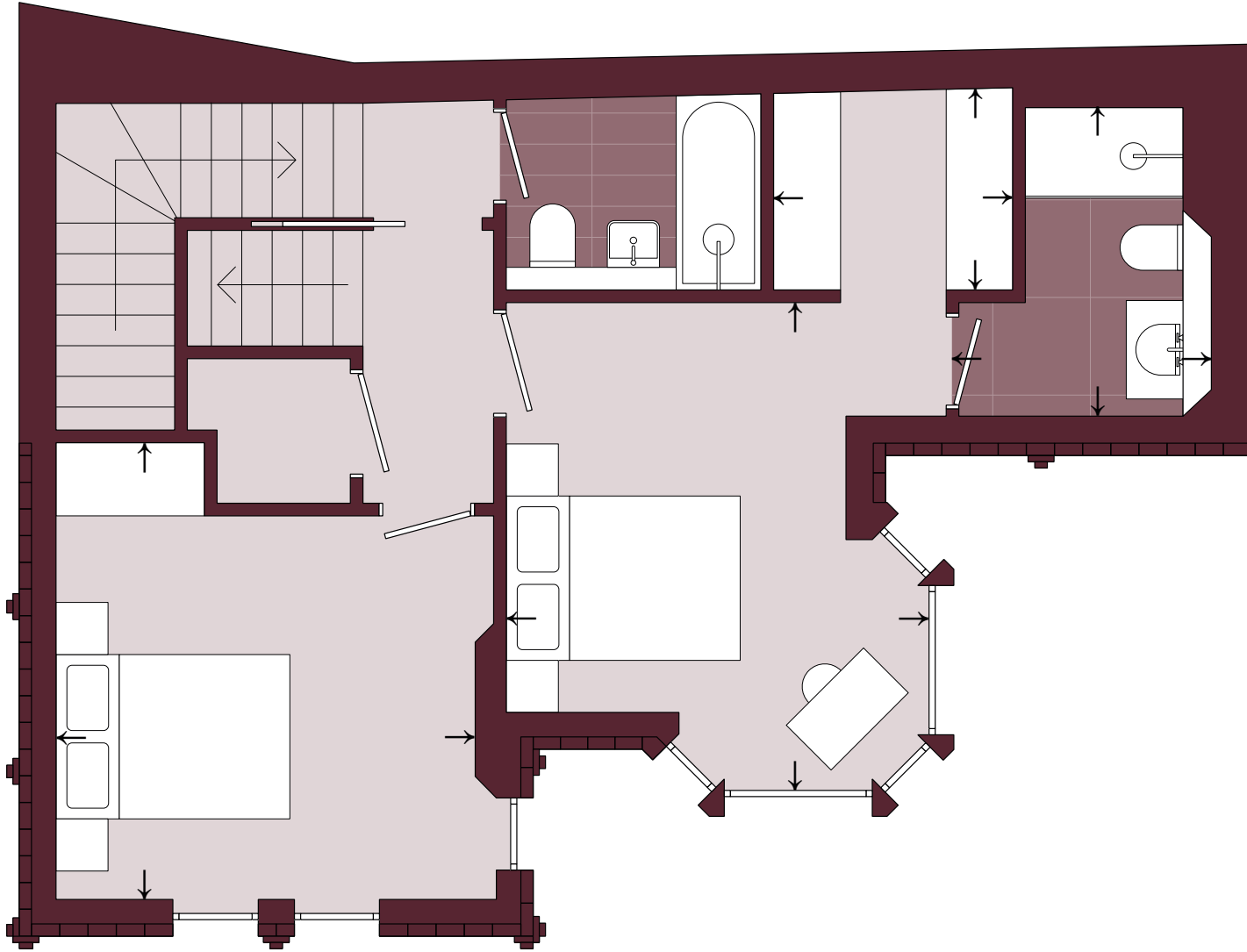


Highgate Hill

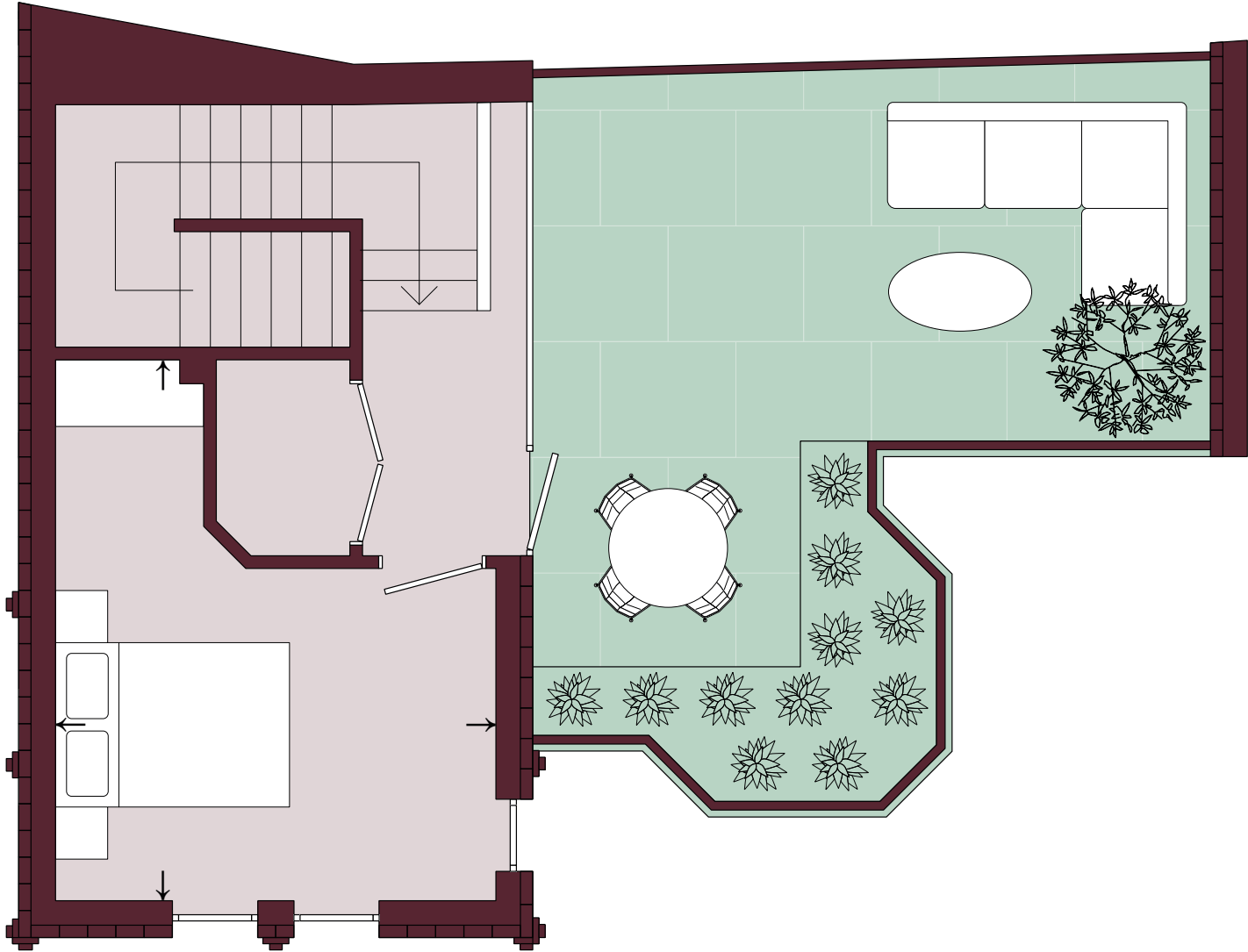
House II Ground Floor



◆
House II
First Floor



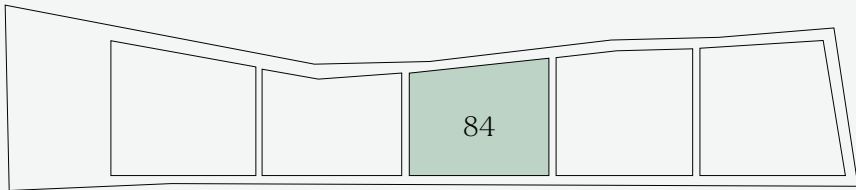
◆
House II
Second Floor



House

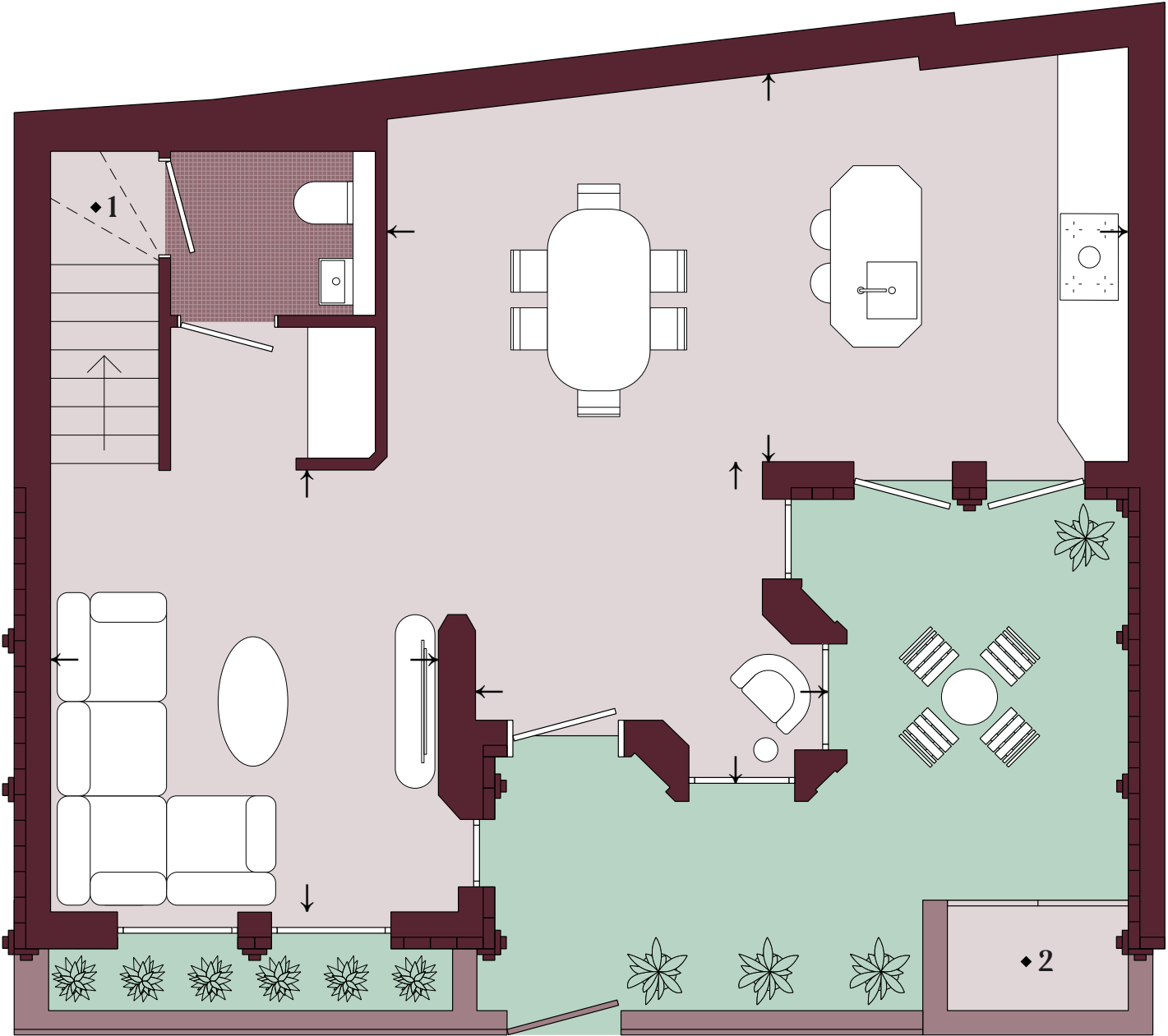
III

Total Size	Entryway	Principal Bedroom	Second Bedroom
1,380 SQ FT	9.5ft x 8.5ft	12.5ft x 14.8ft	10.8ft x 12.5ft
128 SQ M	2.9m x 2.6m	3.8m x 4.5m	3.3m x 3.8m
◆ 1 Under-stair Store	Kitchen / Dining	Dressing Room	Third Bedroom
◆ 2 Refuse Store	20.7ft x 10.8ft	5.2ft x 6.2ft	11.5ft x 10.8ft
	6.3m x 3.3m	1.6m x 1.9m	3.5m x 3.3m
	Living Space	Principal Ensuite	Outdoor Space
	11.5ft x 12.8ft	6.2ft x 11.2ft	538 SQ FT
	3.5m x 3.9m	1.9m x 3.4m	50 SQ M

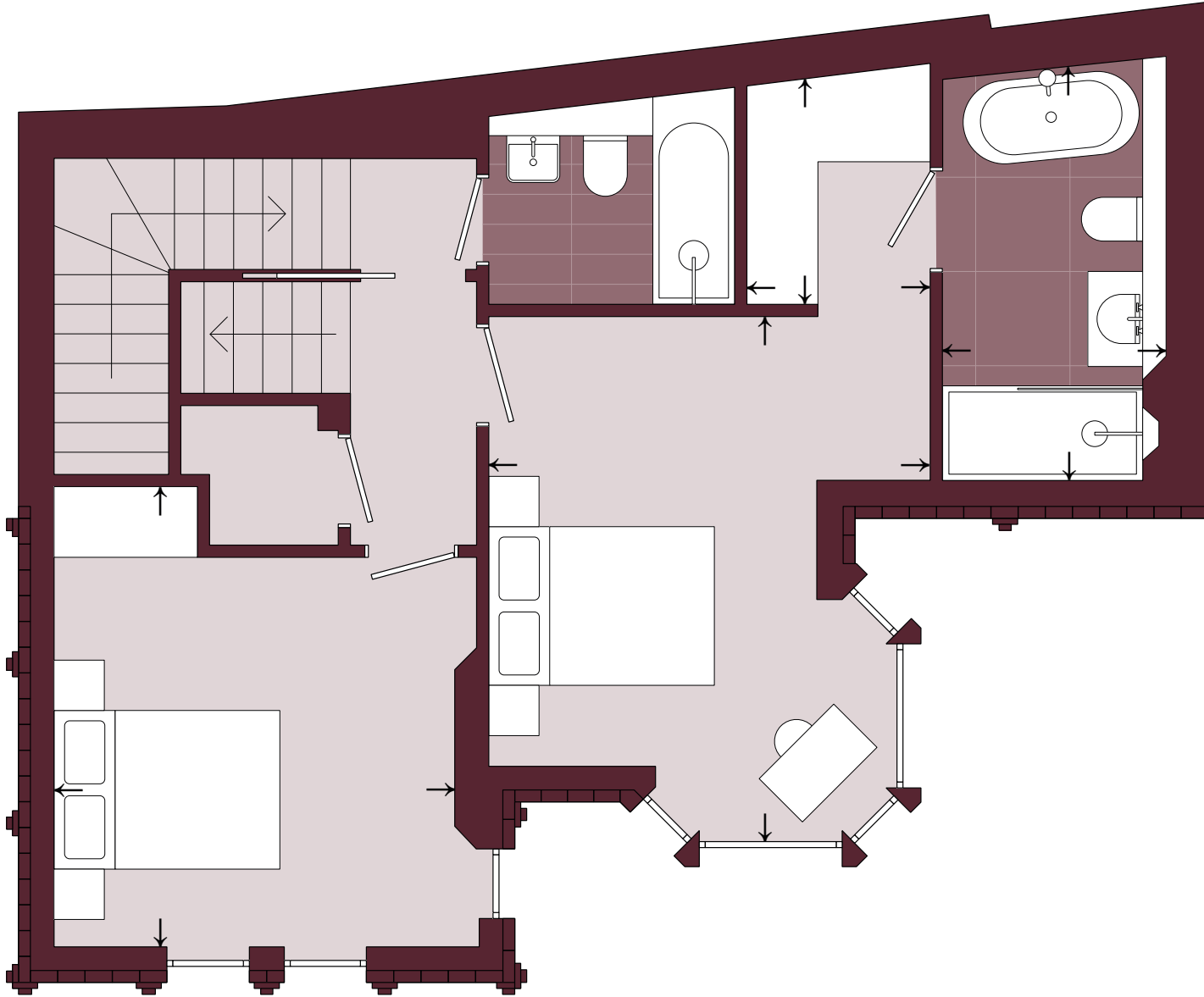


Highgate Hill

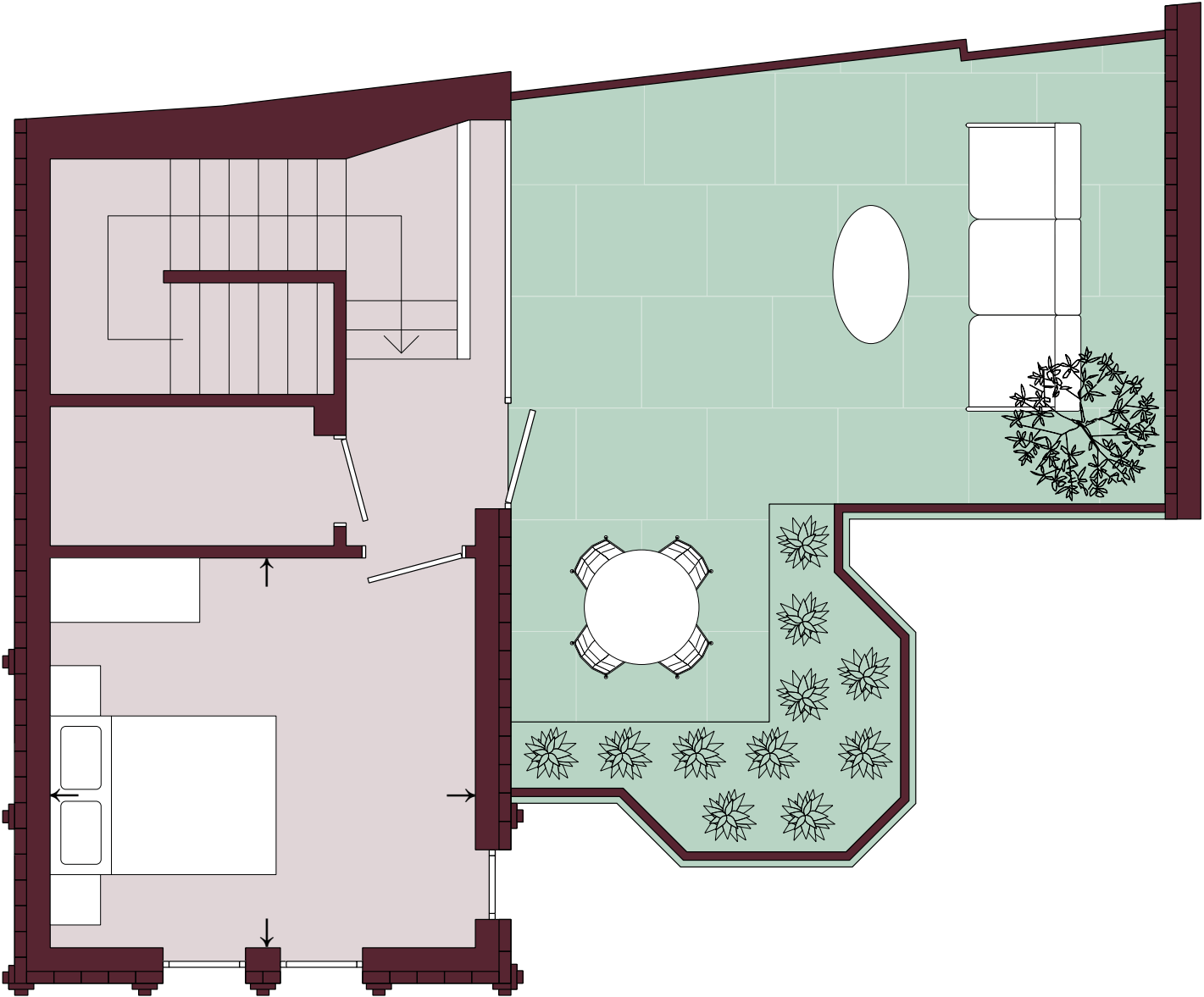
House III Ground Floor



◆
House III
First Floor



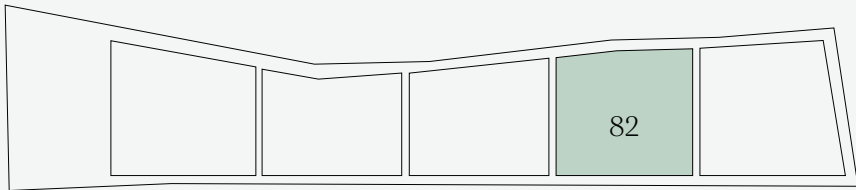
◆
House III
Second Floor



House

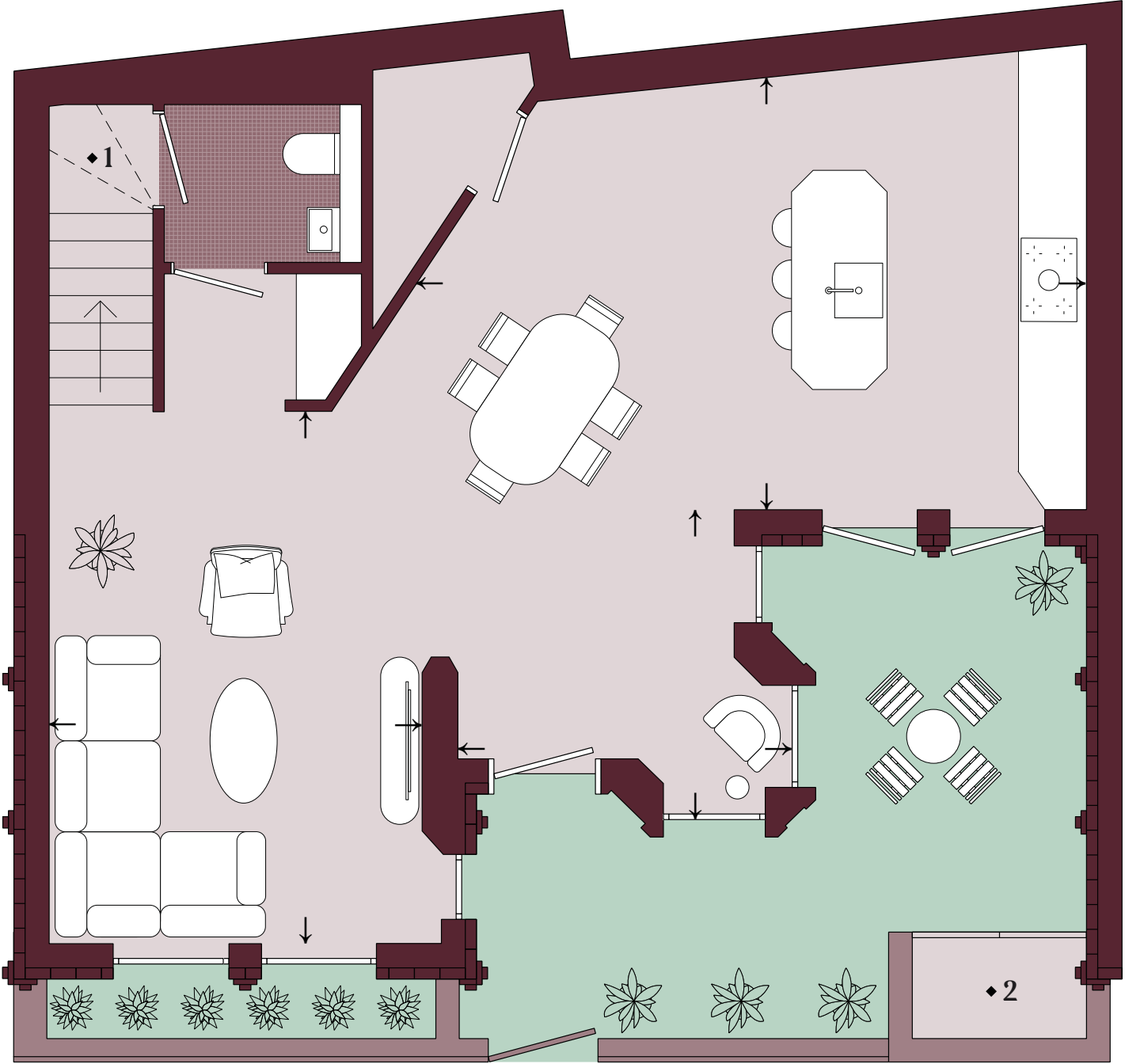
IV

Total Size	Entryway	Principal Bedroom	Third Bedroom
1,560 SQ FT	9.5ft x 8.9ft	15.1ft x 22.6ft	11.5ft x 12.5ft
145 SQ M	2.9m x 2.7m	4.6m x 6.9m	3.5m x 3.8m
◆ 1 Under-stair Store	Kitchen / Dining	Principal Ensuite	Outdoor Space
◆ 2 Refuse Store	19.7ft x 13.1ft	7.2ft x 13.1ft	581 SQ FT
	6.0m x 4.0m	2.2m x 4.0m	54 SQ M
	Living Space	Second Bedroom	
	11.5ft x 15.7ft	10.5ft x 10.8ft	
	3.5m x 4.8m	3.2m x 3.3m	



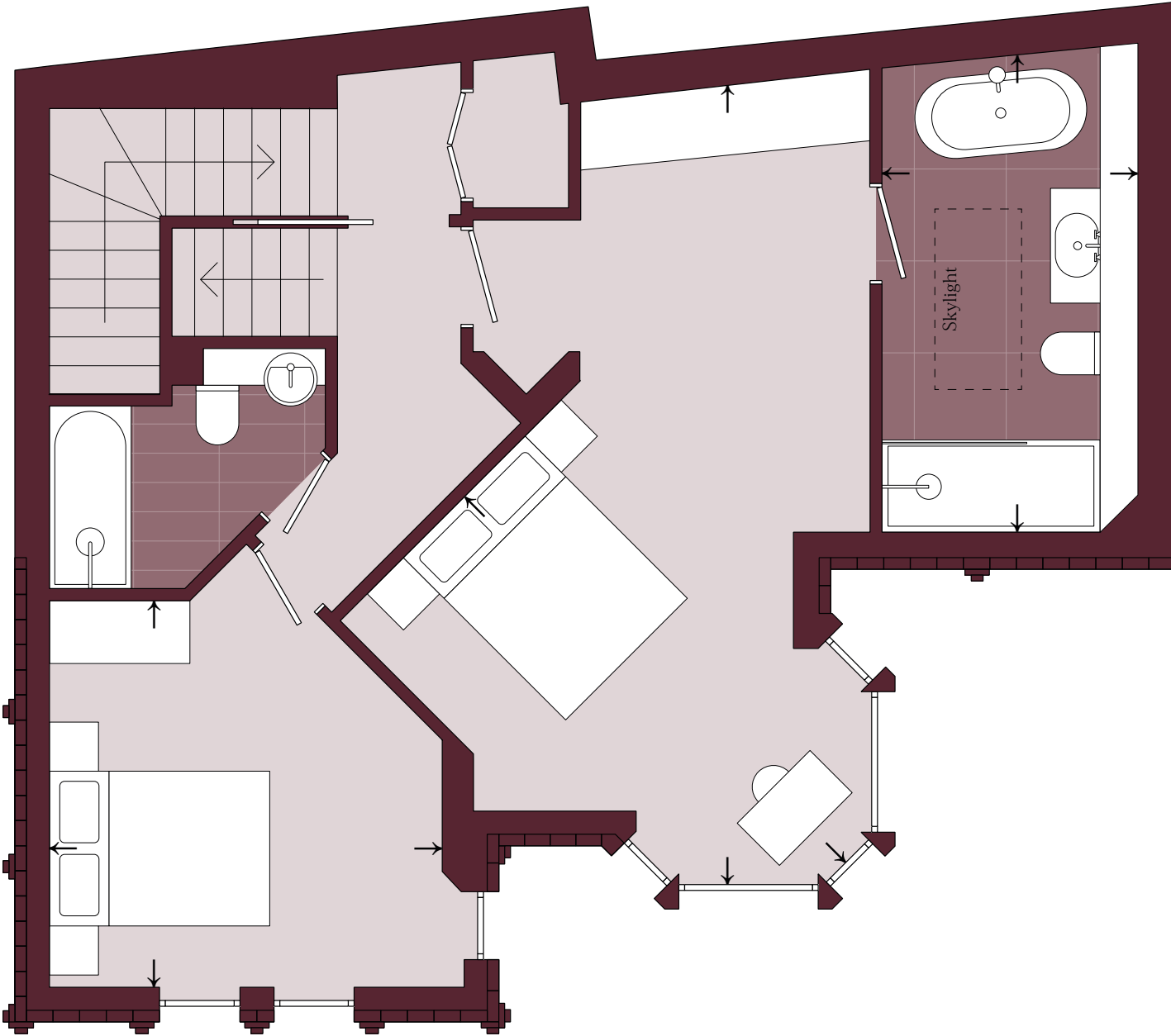
Highgate Hill

◆
House IV
Ground Floor



HIGHGATE HILL

◆
House IV
First Floor



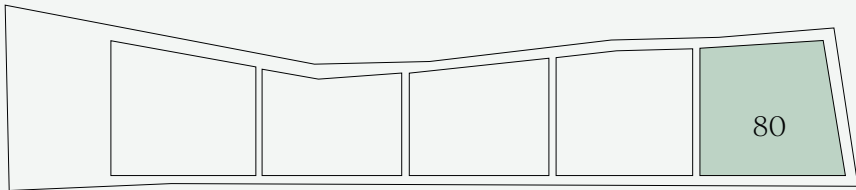
◆
House IV
Second Floor



House

V

Total Size	Entryway	Principal Bedroom	Study
1,710 SQ FT	9.5ft x 8.9ft	16.1ft x 18.0ft	6.9ft x 7.2ft
159 SQ M	2.9m x 2.7m	4.9m x 5.5m	2.1m x 2.2m
◆ 1 Under-stair Store	Kitchen	Principal Ensuite	Third Bedroom
◆ 2 Refuse Store	11.5ft x 15.4ft	9.2ft x 17.1ft	11.5ft x 14.4ft
	3.5m x 4.7m	2.8m x 5.2m	3.5m x 4.4m
	Living / Dining	Second Bedroom	Outdoor Space
	21.0ft x 16.1ft	10.5ft x 13.1ft	667 SQ FT
	6.4m x 4.9m	3.2m x 4.0m	62 SQ M



Highgate Hill

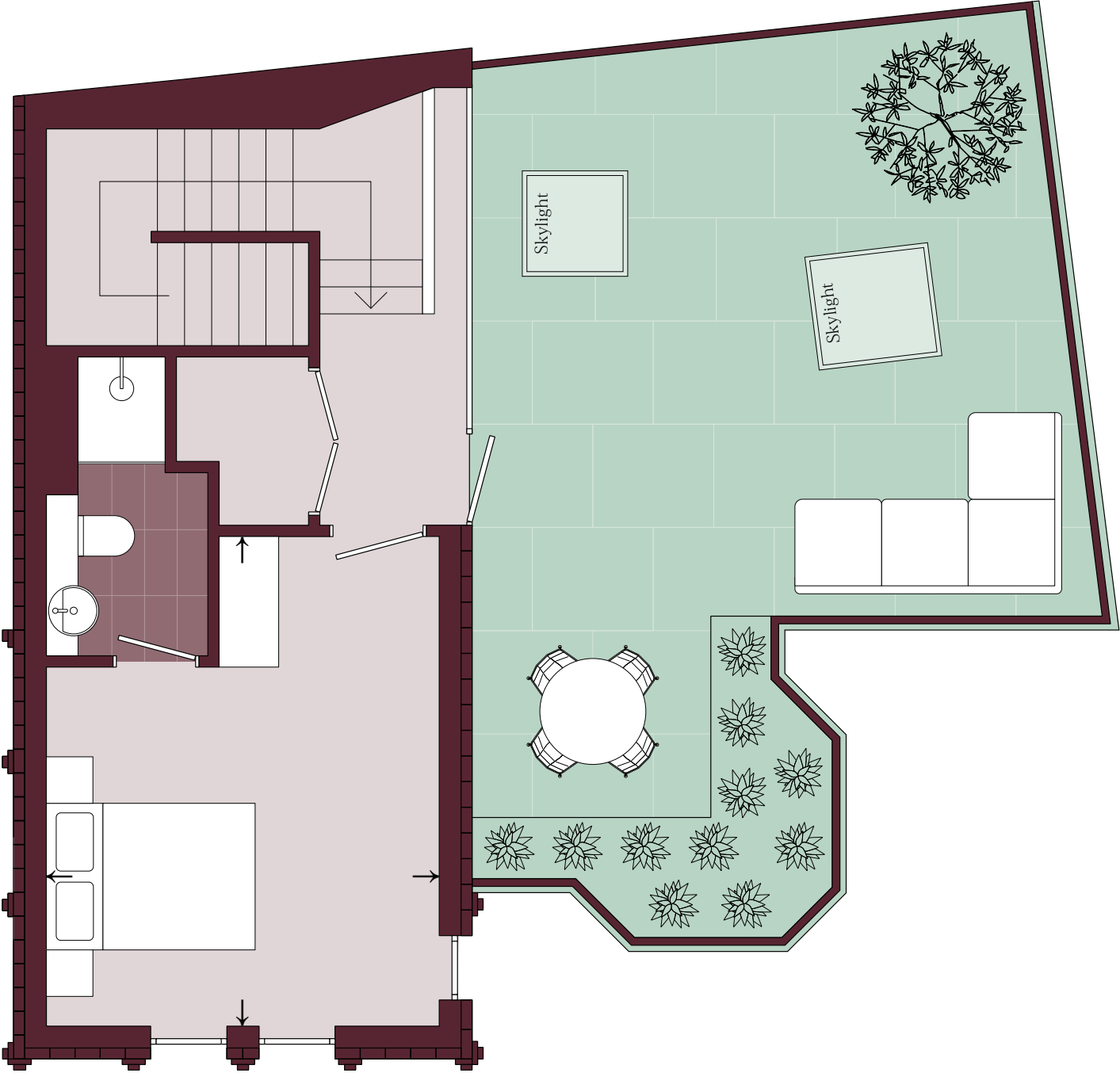
House V Ground Floor



◆
House V
First Floor



◆
House V
Second Floor



VI

Area Guide

It’s hard to believe that Highgate Village is only five miles from central London. Here, independent shops line the streets, offering antiques, art, books, flowers and even a local distillery, many family-owned and passed down through generations. This close-knit community fosters a unique blend of heritage and originality, imbuing a calmness that feels worlds away from the hustle and bustle of the city.

For centuries, creative spirits have flourished amongst Highgate’s ancient woodlands, cosy pubs and renowned schools, seeking and finding inspiration in a place that’s managed to retain its countryside charm.

ARCHWAY UNDERGROUND 7-min walk

- EUSTON** 9-min train
- KINGS CROSS ST PANCRAS** 11-min train
- TOTTENHAM COURT ROAD** 13-min train
- WATERLOO** 18-min train
- LONDON BRIDGE** 21-min train

UPPER HOLLOWAY OVERGROUND 12-min walk

- CROUCH HILL** 2-min train
- HAMPSTEAD HEATH** 14-min train
- WEST HAMPSTEAD** 19-min train

If Highgate’s magic could be condensed into one day, it would be a Sunday. Where a lie-in is followed by a wander through the verdant slopes of Waterlow Park towards Hampstead Heath. En route, take a short but worthwhile detour to Crick’s Corner to pick up coffee and flaky pastries.

Once at the Heath, take a dip in one of the bathing ponds, enjoy views from Parliament Hill or simply walk until the promise of roast potatoes and gravy beckons you back to Highgate, to The Red Lion & Sun. Pop into whichever of the village shops catches your eye as you pass, knowing you’re only a hop, skip and jump away from home.

Across the following pages, we’ve visited our most loved spots in Highgate. Use this map to find your own way there too.





Gonnermann

If you're familiar with Highgate, chances are you're familiar with the name Gonnermann. The shop's prominent corner plot is arguably as much of a local landmark as the spires of Holly Village.

The current custodian, Julian Gonnermann, is a third-generation antique dealer with over three decades of experience. Having spent his childhood visiting country auctions with his grandmother, he knows a thing or two about British and Scandinavian 20th century design.

Step across the shop's threshold and you're greeted by a trove of furniture starring smooth lines and warm teak, each piece restored with care, as if it's walked straight from the mid-century into your home.



Julian Gonnermann

Come for the art but stay for the conversation at Avivson. Owned by charming husband-and wife duo, Janus and Kasia Avivson, the gallery is a staple of Highgate Village, hosting a robust program of exhibitions from emerging curators and contemporary artists.

Amongst the leaning canvases and shelves filled with creative tomes, it's easy to while away an hour of your afternoon with Janus discussing the culture of Highgate, his favourite Danish foods and the many job titles he's once held, including (but definitely not limited to) chauffeur, miner, filmmaker and stuntman. A small space, but one bursting with character.



Janus Avivson

Flowers are said to symbolise love. And there's no shortage of both at Highgate Flowers, a family-owned florist on Archway Road. Between the hellebores and hydrangeas, find an eclectic collection of jewellery, pottery and gifts from artists near and far.

Rachel Toler, along with her late partner David Wheldon, established their shop a decade ago. With each carefully constructed bouquet, Rachel and her dedicated team continue to grow David's legacy.



From humble beginnings as an experiment in Ian Hart's Highgate kitchen, Sacred Spirits now send bottles of gin around the globe from their distillery on the High Street.

Designed to Ian's exact specification, the handblown apparatus is an alchemist's dream, using vacuum distillation to make each botanical sing. Once you've tried a cardamom gin and tonic, it's tough to go back.





Turning Earth

Turning Earth is perched on the edge of Highgate's ancient wood, where a Roman kiln was recently discovered. Its vast, airy industrial space, adorned with a saw-toothed roof and courtyard garden, serves as a haven for North London's burgeoning community of makers. Here, amidst a jungle of hanging plants, aspiring ceramicists are honing their craft, guided by a collective of skilled artisans.

From hand-building to wheel-throwing, Turning Earth offers an array of courses, and for those already in the know, there are membership options for independent work. This is a place for expressive meditation, echoing the timeless artistry that has graced this spot since prehistory.



Crick's Corner has been a treasured fixture in Archway for eight years, with Emir now at the helm. The name harks back to a time gone by, before the 1920s, when local resident Albert Crick ran a magazine and sweet shop from the corner plot, which evolved into a lending library between the wars. Now, Crick's is a beloved café filled with coffee, pastries and freshly baked bread.



Crick's Corner

When co-founders James Bostock and James Cartright created Grocery Post, the concept was simple: a deluxe cornershop. Nostalgic for the excitement that came with visiting their childhood cornershops on the hunt for slush puppies, they've filled the shelves with edible treats for grown-ups from the likes of Daylesford Farm, Neal's Yard and Ottolenghi. These are groceries with a cult following, and for good reason.



The Grocery Post



Grocery Post

Highgate isn't short of old-school pubs, but the Prince of Wales is perhaps the most traditional of all. With wood panelling, a crackling log burner and quaint bar serving just drinks and snacks, they've managed to retain a cosy, relaxed atmosphere. No frills needed. The calm recedes every Tuesday night, however, when the capital's cleverest heads fill the pub, looking to take part in London's Hardest Quiz.



Prince of Wales

The Red Lion & Sun is a cherished institution, and not only by the locals. Time and time again, it's been lauded as serving the best Sunday roast by chefs across London, but it's a good bet for dinner any day of the week. The ever-evolving menu features special preorders such as native lobsters, langoustines and suckling pig.



The Red Lion & Sun



The impressive trees seen from the terraces at Era are rooted in Waterlow Park, a sloping oasis donated from the private estate of Sydney Waterlow in 1889. Originally gifted as a garden for the gardenless, this park has everything you could possibly want, with open lawns, willow-draped ponds, tennis courts and a community-led kitchen garden. Bring a blanket on a summer’s afternoon and enjoy a picnic amongst the butterflies, birds and ducks.



London’s answer to the countryside, Hampstead Heath, offers unparalleled views of the city from its rolling hills and grassy meadows. Home to iconic spots like the Hill Garden and Pergola, it’s steeped in romance, with wisteria-wrapped columns and decorative domes. Kenwood House, nestled within meticulously landscaped grounds, provides a refined contrast to the wild beauty beyond. It’s no wonder this beloved park has inspired artists and writers for centuries.





Hampstead Heath



Once part of the vast Forest of Middlesex, Highgate Wood presents nature untouched, evoking the wildwoods of old England. Within minutes, the sounds of civilisation fall away as you stroll under a dense canopy of ancient oaks and hornbeams. Here, time seems to stand still amidst the dappled light.



Highgate Wood

Parkland Walk proves that beauty can be found in the most unexpected of places. This former railway line is now a linear nature reserve, stretching from Muswell Hill to Finsbury Park, with a short break through Highgate. The Wildlife Trail, a unique conservation project, has allowed a diverse ecosystem to thrive. Spot bats, newts and wagtails at home in the central pond, wildflower meadows and sun-drenched clearings.



Parkland Walk

The level of education available in Highgate has long drawn families to the area. Here, institutions such as Channing School and Highgate School excel in shaping confident and independent thinkers, the latter placing in London’s top ten schools. Meanwhile, St Joseph’s Catholic Primary and St Michael’s School are both rated Outstanding by Ofsted.



Highgate School Chapel

Life-long learning sits at the core of the Highgate Literary & Scientific Institution, founded in 1839. They offer a wide range of courses spanning architecture, art and design, history, language, literature, music and more. Members can also enjoy the library, debates, a science group, opera circle, the Highgate Gallery, a film society, several reading groups and the occasional concert.



Highgate Literary & Scientific Institution

Eat & drink

Crick's Corner
10-min walk

A treasured fixture in Archway for the last eight years, serving coffee, pastries and freshly baked bread.

CricksCorner.co.uk
80 Dartmouth Park Hill, N19 5HU

–

Grocery Post
14-min walk

A deluxe corner shop filled with edible treats for grown-ups from the likes of Daylesford Farm, Neal's Yard and Ottolenghi.

GroceryPost.com
269 Archway Road, N5 5BT

–

Prince of Wales
9-min walk

Cosy old-school pub featuring wood panelling, a crackling log burner and quaint bar, hosting London's Hardest Quiz.

PrinceOfWalesHighgate.co.uk
53 Highgate High Street, N6 5JX

–

The Flask
12-min walk

Byron and Shelley are no longer regulars, but it's the perfect spot for a Sunday roast.

TheFlaskHighgate.com
77 Highgate West Hill, N6 6BU

–

The Gatehouse
11-min walk

Perched in the centre of Highgate Village, this historical pub and theatre has origins dating back to 1337.

TheGatehouseN6.com
1 North Road, N6 4BD

The Red Lion & Sun
13-min walk

It's hard to choose from their ever-evolving menu featuring special preorders such as native lobsters and suckling pig.

TheRedLionAndSun.com
25 North Road, N6 4BE

–

Chango
9-min walk

For a lighter bite, discover flaky, freshly baked empanadas, the best this side of Buenos Aires.

Chango.co.uk
82 Highgate High Street, N6 5HX

–

Kampai
7-min walk

Consistently touted as some of the best sushi in London, this family-owned izakaya transports tastebuds to Japan.

KampaiSushi.co.uk
175 Archway Road, N6 5BL

Shop & learn

Avivson
9-min walk

This Highgate Village gallery hosts a robust program of exhibitions from emerging curators and contemporary artists.

AvivsonGallery.com
Highgate High Street, N6 5JX

–

Gonnermann
14-min walk

A trove of furniture starring smooth lines and warm teak, each piece restored with care.

Gonnermann.co.uk
Archway Road, N6 5AT

–

Sacred Spirits
8-min walk

Family-run distillery and shop selling gin, whiskies, vermouths and more infused with organically sourced botanicals.

SacredGin.com
Highgate High Street, N6 5HX

–

Highgate Flowers
13-min walk

Between the bouquets of hellebores and hydrangeas, find an eclectic collection of jewellery, pottery and gifts.

Highgate-Flowers.myshopify.com
Archway Road, N6 5BS

–

Sum Furniture
13-min walk

Find one-of-a-kind pieces of furniture, art and accessories from renowned 20th century designers, each celebrating traditional craftsmanship.

SumFurniture.com
Archway Road, N6 5BS

The Highgate Literary & Scientific Institution
9-min walk

A place for life-long learning, with a wide range of courses on offer spanning art, history and more.

HLSI.net
South Grove, N6 6BS

–

Turning Earth
22-min walk

From hand-building to wheel-throwing, find an array of pottery courses and membership options at this park-side studio.

TurningEarth.org
Summersby Road, N6 5UH

–

Omved Gardens
8-min walk

A thriving garden, exhibition and educational space in the heart of Highgate, using ecology to promote health and climate resilience.

OmvedGardens.com
Townsend Yard, N6 5JF

Nature & wellbeing

Hampstead Heath
17-min walk

London's answer to the countryside offering unparalleled views of the city from its rolling hills and grassy meadows.

HampsteadHeath.net
London Borough of Camden

–

Kenwood Ladies' & Highgate Men's Bathing Ponds
23-min walk

Unmatched locations for cold water swimming in the winter and sunbathing in the summer, tucked away within nature.

Klpa.uk & HighgateMensPond.com
Hampstead Heath

–

Highgate Cemetery
7-min walk

Established in 1839, this gothic cemetery is the final resting place for numerous renowned figures including George Eliot.

HighgateCemetery.org
Swain's Lane, N6 6PJ

–

Highgate Wood
19-min walk

Once part of the vast Forest of Middlesex, Highgate Wood presents nature untouched, evoking the wildwoods of old England.

Muswell Hill Road, N10 3JN

–

Parkland Walk
11-min walk

This former railway line is now a linear nature reserve, stretching from Muswell Hill to Finsbury Park.

Parkland-Walk.org.uk
Northwood Road, N6 5TP

Waterlow Park
1-min walk

A sloping oasis with open lawns, willow-draped ponds, tennis courts and a communityled kitchen garden.

WaterlowPark.org.uk
Highgate Hill, N6 5HG

–

Highgate Golf Club
30-min walk

A leafy parkland course with lush, green fairways, caring staff and a friendly community to match.

HighgateGC.co.uk
Denewood Road, N6 4AH

–

Parliament Hill Lido
27-min walk

An unheated, 60-metre long, open air swimming pool, located in the southern tip of Hampstead Heath.

ParliamentHillLido.org
Parliament Hill Fields, NW5 1LT

VII

Team

At Artform we like to do things differently. We believe new homes should be innovative, beautiful and unique – spaces that ultimately make people's lives better. And that means we're consistently finding and working with exceptional talent, pushing the boundaries of conventional development to create spaces focused on good design.

Our attention to detail is woven into our DNA. We care deeply about what we do, and we hope that it shows within our project at Era. As with all our developments, from start to finish, we've had you in mind, creating a collection of houses that any of us would be proud to call home.

- Developer
Artform
- Architecture
Bureau de Change
- Interior Architecture + Design
Scenesmith
- Structural Engineer
Design4Structures
- Mechanical + Electrical
Mendick Waring Limited
- Branding + Art Direction
NotOnSunday
- Words + Brand Management
Natalie Smith
- Location Photography
Liz Seabook
- Illustration
Trev Townsend

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