

THE MODERN HOUSE



*London N1
Sold*

Culford Mews

Positioned on a quiet cobbled mews, this unique split-level live/work space is an exciting opportunity that combines an expansive ground-floor studio with versatile living accommodation above. The block-built building forms part of a fascinating run of mews houses that have been individually designed and converted for personal use by resident artists and makers. This particular house was designed specifically for the purposes of the owner, a successful ceramicist, by architect Steven Bowkett.

The building is fronted by intricately cut steel-work, a bespoke design that forms secure double gates and a semi-circular first-floor balcony. Entrance is through double doors to the ground-floor studio, a versatile open-plan space that reaches far back to the rear, almost 60 ft in length, and loosely segregated into functioning areas. There is an office space and kitchen area at the front, whilst the creative spaces are positioned towards the rear. Right at the back, with access to a pretty courtyard garden, is a kiln room.

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The structure of the building is exposed, showing the bare-faced breezeblock of the side walls. A long run of glass bricks lets light in from the neighbouring side passage. A simple but intelligent system allows desks, or shelves, to be bolted to the blockwork walls.

A cantilevered, open-tread staircase made from railway sleepers leads to the first-floor living accommodation. Similarly versatile, the upstairs space is divided by ash-faced partition walls that distinguish the living areas from the two bedrooms. A long run of skylights, recently replaced, creates a wonderfully bright environment. The reception area is to the front, and the bedrooms and bathroom are to the rear. The bath/shower has been cleverly built around the well of an old spiral staircase.

Culford Mews is very well located on the fringes of De Beauvoir. The nearby Balls Pond Road leads to Dalston in one direction and Highbury Corner in the other. London Fields and Broadway Market are a short walk to the east, where there's a weekly food market. The Regent's Canal provides a footpath towards Victoria Park or Angel Islington. There are a number of excellent pubs and restaurants in the area, notably the De Beauvoir Arms, and the popular De Beauvoir Deli is just around the corner.

Dalston Junction is the nearest station, running London Overground services towards Shoreditch and Canada water (Jubilee Line). Highbury & Islington has the Vitoria Line and London Overground services towards Richmond. Angel, a short bus ride away, is on the Northern Line.



*London, North London
Sold*

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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”.