

# THE MODERN HOUSE



*London N1  
Sold*

## Barnsbury Square IX

Internal images are for illustrative purposes only and do not necessarily depict the individual apartment being offered for sale.

Occupying a quiet location on the western side of Islington's finest garden square, this newly completed building contains ten wonderfully uplifting loft apartments.

Apartment IX is a two-bedroom unit on the second floor. It measures approximately 1,446 sq ft internally, and has a roof terrace.

Designed by Mark Dziewulski, in collaboration with Robert Barnes Architects, 16 Barnsbury Square is a sensitive and uncompromisingly modern addition to the Conservation Area. Accommodation is arranged around a lushly planted communal courtyard, with glass louvres that frame the views and create privacy. Apartments on the eastern side of the building have leafy views over the square, while those on the western side catch the evening sun and overlook Barnsbury Terrace, which is a discreet no-through road.

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*London, North London*  
*Sold*

## Barnsbury Square IX

The apartments are finished to an excellent standard internally, with underfloor heating, fitted kitchens and wardrobes, timber floors and direct lift access. High ceilings and floor-to-ceiling glazing reinforce the sense of space and light.

Parking is available by separate negotiation, with a series of spaces in the basement of the building accessed via a car lift.

The office of architect Mark Dzewulski has grown significantly in experience and reputation since it was established nearly 20 years ago. The practice carries out projects in the USA, Europe and Asia, and has received numerous awards, including three Excellence in Design awards from the American Institute of Architects for 'Significant Works of Architecture'. Its work includes important cultural and institutional buildings as well as commercial and residential projects.

For the Barnsbury Square project, the client's brief stated that it should be 'an outstanding example of modern architectural design, to the highest standards and with the best quality materials'.

Barnsbury Square is in the heart of the Barnsbury Conservation Area, with an attractive, well-maintained garden. Larger areas of green space are found at Barnard Park and Highbury Fields. The property is quietly located among beautiful Georgian houses, surrounded by trees.

The Underground is available at Highbury & Islington (Victoria Line), and Overground services can be found at Caledonian Road & Barnsbury, providing quick access to the City and the West End. The Eurostar at Kings Cross is also easily accessible. Barnsbury has some very good gastro-pubs, and the shops and restaurants of Upper Street are within walking distance.

Tenure: Leasehold with Share of Freehold Lease length: 999 years Service Charge: approx. £3,513 per annum



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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”.