

THE MODERN HOUSE



*London N1
Sold*

Caledonian Road II

Set in the beautiful Barnsbury conservation area, this wonderful two-bedroom apartment occupies the first floor of a 1880s terraced house. Carefully redesigned by the current owners, the interiors are a harmonious blend of soothing colour palettes and natural materials, perfectly complementing its period proportions. An expansive terrace wraps around the rear of the apartment, while a balcony along the front captures lush views of neighbouring tree canopies. Positioned on Caledonian Road, it is close to the brilliant array of shops and cafes on Upper Street and Coal Drop Yard. Nearby, Thornhill Square, Barnsbury Square, Barnard Park, and Highbury Fields are all wonderful green spaces.

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The Tour

At the front of the plan is the open-plan kitchen and dining room, defined by its calm and minimalist aesthetic. On one side, minimal white cabinetry is topped with an oak worktop. Zellige tiles tessellate across the splashback, harmonising with the neutral colours in the room. Open shelves line one wall, and two large sash windows open onto a balcony with leafy views. Engineered oak floorboards run throughout the space.

In the middle of the apartment, a second bedroom is currently used as a sitting room. Glazed French doors open onto an east-facing terrace that wraps around the apartment, filling the space with natural light. A built-in bookshelf spans its length, creating a natural focal point.

The main bedroom, located at the back of the plan, is a peaceful retreat with a large sash window that frames views over the private terrace. On the opposite side, built-in wardrobes discreetly conceal ample storage space. Additionally, a spacious loft can be accessed via a ladder.

The family bathroom is characterised by a sleek monochromatic design, with glazed subway tiles surrounding the bathtub, accentuated by sleek black fixings. Large porcelain tiles adorn the floor, and a built-in storage unit discreetly houses a washer and dryer.

Outdoor Space

A secluded outdoor terrace is directly accessible from the sitting room. Enclosed by a low wooden fence, it has ample space for outdoor furniture, perfect for relaxing and entertaining among the tranquillity of mature trees. Additionally, a balcony runs the length of the kitchen, while a dining space is the perfect spot for people-watching.

The Area

Caledonian Road is set in the largest conservation area in Islington, defined by its late-Georgian and early Victorian terraces. There are several weekend food markets within walking distance for fresh independent produce and excellent health food shops on Caledonian Road. The house is also close to SUNDAY, a neighbourhood favourite for brunch and coffee.

Two of the best pubs in the area for food and wine, The Drapers Arms and The Albion are within walking distance from the house, as is The Tamil Prince, described by Grace Dent as 'a sharp, bold reworking of the desi pub concept into the here and now.'

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Upper Street is less than a ten-minute walk away and offers a wealth of retail, culinary and design amenities, including Ottolenghi, Gail's, Le Labo, Aria and twentytwentyone, as well as a host of national and independent retailers and restaurants. King's Cross and Coal Drops Yard are a short walk along the canal; the recently redeveloped space is home to a magnificent public square with choreographed fountains and restaurants, including Caravan, Vinoteca, Dishoom, Granger and Co, plus shops A.P.C, COS, Margaret Howell and Wolf and Badger.

Nearby, Thornhill Square, Barnsbury Square, and Barnard Park provide green space. Highbury Fields is also in proximity with its tennis courts, playground and swimming pool.

The closest transport links are from Caledonian Road Underground and Caledonian Road and Barnsbury Overground, which runs direct lines to Hackney in one direction and Richmond in the other. The Underground and rail network are also within easy walking distance at Highbury and Islington station (Victoria Line) and Angel (Northern Line). King's Cross/St Pancras International Station is reachable on foot or one stop on the Victoria line for the Eurostar.

Tenure: Leasehold Lease Length: approx. 120 years Service Charge: approx. £550 per annum Ground Rent: approx. £100 per annum Council Tax Band: C

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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”.