

THE MODERN HOUSE



*London N1
Sold*

Canonbury Grove

With an outstanding location in the Canonbury Conservation Area, this three-bedroom Grade II-listed Georgian house has wonderful interiors and a 60ft south-facing garden. Despite being just a short walk from Upper Street, it has a beautifully leafy aspect, overlooking the New River at the front and gardens at the rear.

The interior has been refurbished by the renowned designer Faye Toogood, and combines old and new to exemplary effect. Many original Georgian features remain, including working fireplaces and wide wooden floorboards. The kitchen is newly installed, with marble worktops and a white-oiled larch floor.

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The house is entered on the raised ground floor, which has a double reception room with folding doors and a balcony overlooking the garden. There is a study on the half landing, and a guest WC under the stairs. The lower ground floor has been opened out to create an open-plan kitchen and dining room, alongside a utility room at the front, and a separate entrance from the street. The first floor has two double bedrooms, with a bathroom on the half landing, and there is a guest bedroom on the second floor (with reduced head height), which has storage under the eaves.

The garden has been redesigned with great attention to detail by the award-winning landscape architects del Buono Gazerwitz. It has two terraces, a wall of CorTen steel, and planting including hornbeam hedges, cloud box hedging and wild grasses.

Canonbury Grove is a quiet residential street within a short walk of the shops and restaurants on Upper Street. It has outstanding transport links: Highbury & Islington provides quick access to the West End via the Victoria Line, Essex Road station is two stops from the City at Moorgate, and Canonbury station offers direct services to Canada Water. Opposite the house is the New River, a tranquil man-made waterway with mature trees that provides lovely walks. Nearby Highbury Fields has large areas of open space, as well as tennis courts, a playground and a swimming pool.

*London, North London
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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”.