London N5
Sold

Corsica Street IV

This wonderfully bright two-bedroom apartment sits on the first-floor of a converted industrial building on Corsica Street, in the heart of the Highbury Fields Conservation Area. Spread across 900 sq ft internally, the apartment has an internal balcony and use of an off-street parking space.

This building is a lesson in minimal simplicity and was brilliantly re-designed by Paxton Locher architects in 1988, a practice known for their 'clarity of vision and unwillingness to compromise'. Corsica Street is a quiet no-through road lined with mews houses, that runs parallel to the leafy open spaces of Highbury Fields, and is a few minutes' walk from Highbury and Islington Underground station

As a practice eminent architects Paxton Locher have garnered a reputation for turning difficult sites into spectacularly inventive homes for both themselves and their clients. These are characterised by their large, light living spaces and this building bears the architects' recognisable touch.

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Inside, the spaces are mostly open-plan with a large living and dining room that is flooded with light from the industrial-scale windows. To the left is the east-facing balcony that provides a wonderful sense of flow to the adjacent bedroom, and fills the flat with morning light.

The kitchen is neatly arranged behind a half wall, set just back from the living space. The main bedroom has excellent in-built storage and an en-suite bathroom. There is a further equal-sized bedroom and family bathroom, and the apartment has been recently redecorated throughout.

Corsica Street is excellently-located for the best of Highbury and Islington, with the Victoria Line from the Underground Station. The area is well-served by bus routes and within walking distance of the best of central London.

The shops and restaurants of Highbury are all within easy reach, as is Highbury Barn with its wonderful butcher Godfrey's, the new addition of Bourne's Fishmongers, Da Mario deli and the excellent original branch of La Fromagerie. Nearby Maison Bleue has excellent coffee and the amenities of Upper Street are close by. The open spaces of Highbury Fields have tennis courts, a playground and a swimming pool.

Tenure: Share of Freehold Lease Length: approx. 968 years remaining Service Charge: approx. £2,754 per annum (this covers buildings insurance, freeholders' administration or management charges, repairs to shared areas and the outside of the building, cleaning services, sinking fund) Council Tax Band: G Parking: Off-street parking space

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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".

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