City Garden Row, London N1
£800,000 Leasehold

Falcon Court

A short walk from the Regent's Canal path at Angel, this two-bedroom maisonette has been thoughtfully renovated by the current owner in recent years. Natural materials are paired with an exceptional quality of light to create a wonderfully welcoming home.

The Tour
The maisonette occupies the top two floors of Falcon Court, a striking stepped building in the heart of Islington. Swathes of brickwork provide a backdrop for beautiful planting that line the stairs.

A generous open hallway provides access to the kitchen on one side and the living/dining area on the other. The former has been beautifully redecorated, with textured stone walls above oak worktops. There is a breakfast bar with automatic lighting and built-in USB sockets; ample storage is concealed within black cabinetry and light floods in from two aspects. A large butler sink extends the width of the wall.

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London, North London
£800,000 Leasehold

Falcon Court

Opposite is the living/dining area, positioned in front of the west-facing balcony to create a seamless sense of indoor/outdoor living. The flexible space would suit a variety of layouts; the owner has recently added new spotlights in the ceiling and redone the skirting boards, giving the space a fresh and polished feel.

Original open-tread stairs ascend to the top floor, lit by a rain-sensor skylight. The main bedroom has been painted the calming shade of 'Setting Plaster' by Farrow & Ball and has a built-in coloured strip light behind the bed. A corner of built-in wardrobes provides storage. The second bedroom also has built-in wardrobes, with the original pine floorboards underfoot.

The bedrooms share a beautifully appointed bathroom, where there is a generous bath with a rainfall showerhead. Walls are painted in pink and beige Farrow & Ball shades, with light welcomed in through another rain-sensor skylight.

Outdoor Space
The maisonette has a private, west-facing balcony that makes for a seamless extension of the indoor living spaces. In warmer months, the door can be left open so that the balcony works as a second living area.

The Area
The building is excellently located a few minutes walk from the Regent's Canal towpath, which leads towards Angel in one direction and Victoria Park in the other. Significant redevelopment and investment is taking place around City Road Basin and Old Street's 'Silicon Roundabout', an attractive area for tech companies and creative talent from around the world.

Towpath and The Baring in De Beauvoir Town are reachable in 15 minutes along the canal. The Victoria Miro is just around the corner and the Almeida Theatre is a 20-minute walk away. The shops, bars and restaurants of Upper Street and Islington are just 10 minutes north, where local favourites include The Duke of Cambridge, Earl of Essex and Afghan Kitchen, as well as Pophams and Jolene bakeries. The cultural hubs of Hoxton and Shoreditch are both within a 20-minute walk to the east.

Both Angel and Old Street stations are under a 20-minute walk, providing access to Northern Line services.

Tenure: Leasehold Lease Length: Approx. 174 years remaining Service Charge: Approx. £2,100 per annum Council Tax Band: D

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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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