

THE MODERN HOUSE



Highbury Grove, London N5
£785,000 Leasehold

Fieldview Court

This beautiful split-level maisonette occupies a wonderful position in Highbury, north London, immediately opposite the eastern side of Highbury Fields. The interiors have been impeccably renovated by the owners in recent years, who have reconfigured the plan to create a set of flowing, pared-back spaces characterised by a feeling of light and volume. There is a private south-facing balcony with views over the treetops of Highbury Fields; the green spaces of Clissold Park and Finsbury Park are also close at hand.

The Tour

The simple, angular facade of Fieldview Court is set back from Highbury Grove by a slim pathway that leads to the entrance. Executed in a light London stock brick, the building cuts a smart silhouette against the sky above.

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This apartment occupies the top two floors of the building and feels wonderfully serene care of its elevated position. The front door opens to a generous hallway, where blue and white geometric tiles from Fired Earth line the floors; these flow into the understairs storage cupboard and WC opposite, seamlessly linking the spaces. Internal windows and a glass door to the WC allow light to flow around the plan towards the main living spaces at the heart of the home.

The open-plan kitchen, living and dining room is wonderfully bright, with windows on two aspects plus a glazed door that opens to the south-facing balcony. At once welcoming and calm, the open nature of the plan creates a sociable environment that works equally well for entertaining or relaxing. Design details have been carefully thought through, including a wall of bespoke cupboards and drawers painted in Farrow & Ball's subtle shade of 'Elephant's Breath'; there is also a neat cupboard on the opposite wall made using offcuts from the solid oak kitchen worktops. A built-in speaker by Bang & Olufsen is positioned above.

Tucked around the corner, the galley kitchen has been finished to an extremely high standard. There are solid oak worktops, and a floating oak shelf, plus ample storage concealed in cabinetry. Built-in appliances are by AEG and include an oven, a hob, a fridge/freezer and a dishwasher. A window above the large ceramic sink welcomes light in; the splashback is formed of beautiful, glazed grey tiles that reflect brightness around the space.

Stairs ascend to the top floor via a voluminous stairwell. Here, the spaces have been cleverly reconfigured to create an office as well as three generous bedrooms. The main bedroom lies at the front of the plan; a simple, minimal space, it has a wall of built-in wardrobes. The second two bedrooms are similarly pared-back spaces, characterised by a sense of calm and leafy treetop views.

In the office, a built-in birch ply desk gently curves around one wall. A bespoke piece of joinery, also in birch ply, occupies the space behind to create a bench seat with storage underneath; this pulls out to form a single bed when required. Open shelving has been introduced in one corner for further storage.

Also on this floor is a separate WC and bathroom, visually united by the same monochromatic floor tiles. The bathroom has a large built-in bath with solid brass fittings by Aston Matthews; there are also solid brass hooks for hanging towels and dressing gowns. The room exemplifies a beautiful mix of contemporary design and traditional touches, with the brass working in considered conversation with the white ceramic tiles around the bath.

Garages and parking spaces are available to rent upon request.



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Outdoor Space

The south-facing balcony is a beautiful, elevated spot with views over the leafy mature trees of Highbury Fields; it receives copious amounts of sun throughout the day. The floor has been laid with monochromatic tiles by Fired Earth, carefully arranged to create an unusual, diamond-shaped pattern that ensures the space feels like a natural extension of the living areas. There is room for a table and chairs, with planters around the edges; a feeling of privacy and seclusion reigns.

The Area

Fieldview Court lies opposite the green, open spaces of Highbury Fields, which is considered by many to be the jewel in Islington's crown. It lies within easy reach of bustling Upper Street but offers a sense of seclusion and tranquillity more akin to country living. The fields contain tennis courts, a playground and a swimming pool within Highbury Leisure Centre. Highbury Barn is seconds away, with its wonderful butcher Godfrey's, Bourne's Fishmongers, Da Mario deli and the excellent original branch of La Fromagerie. Upper Street is home to everything from Ottolenghi to Gail's; the Almeida Theatre to The Old Red Lion Theatre & Pub.

Clissold Park and Finsbury Park are both within easy walking distance. Nearby Newington Green has a wealth of great places to eat; Esters and Jolene are particular neighbourhood favourites. Much-loved Church Street is home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other independent businesses. Dalston is also nearby, home to the famous Dusty Knuckle bakery and the bustling Ridley Road Market. King's Cross and Coal Drops Yard are within easy reach, and the Regent's Canal path at Angel is a short walk away.

The house lies a 10-minute walk from Highbury & Islington Station (Victoria Line and Overground) and a 13-minute walk from Arsenal Station (Picadilly Line). Canonbury Overground is 11 minutes away, and Drayton Park Station is also close at hand. There are plenty of excellent bus routes in the area.

Tenure: Leasehold Lease Length: approx. 84 years remaining Service Charge: approx. £2,000 per annum Ground Rent: approx. £10 per annum Council Tax Band: B

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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”.