

# THE MODERN HOUSE



*London N1  
Sold*

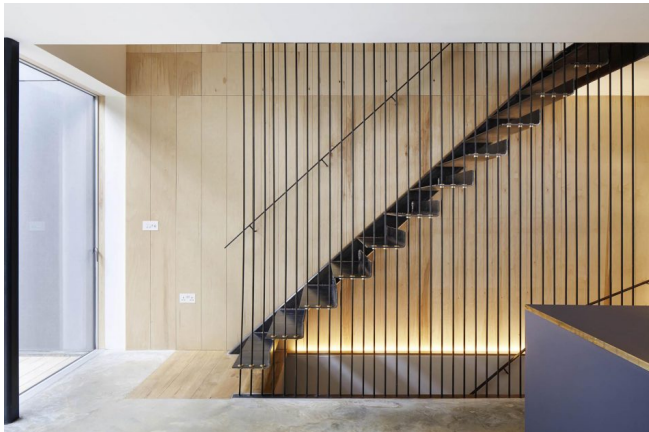
## Godson Street

Designed by architects Edgley Design, this fantastic two-bedroom contemporary house with private courtyard garden forms part of a striking RIBA-award-winning development on a quiet pedestrian street in central Islington. The house was completed in 2016.

Accommodation is arranged over three floors and centres around a raw-steel staircase that rises up through the structure, connecting the open-plan kitchen / dining area on the ground floor with the living space above. The two bedrooms, both with built-in wardrobes and en-suite bathrooms, and a utility room are on the lower ground floor.

The ground and lower ground levels are built from a concrete structure that forms a pedestal on which the upper storey floats.

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This upper floor is an angular free-form living space with a lightweight construction made from timber and metal, and is wrapped in pre-patinated zinc. The split-roof design contains a north-facing clerestory window which floods the room with natural light, giving a striking sense of space and volume. A huge 'speaker' window overlooking the rear courtyard garden captures the afternoon sunlight.

The interior of the house has been carefully considered. The architects have designed a series of bespoke joinery pieces to fit the space, some handcrafted and others machined, including the open-tread staircase, kitchen units and the birch-plywood and Valchromat cabinets in the living room. There are polished-concrete floors at ground level and an immaculate lino covers the floors in the living space.

The house achieves a Level 4 in the Code for Sustainable Homes.

Located in central Islington, the house is very well positioned for all that is on offer on Upper Street and Chapel Market, including a vibrant selection of restaurants, pubs and bars. Exmouth Market is nearby, known for its excellent restaurants like Moro and Caravan. Sadlers Wells and the Almeida Theatre are a short walk away.

The house is very conveniently placed for transport, with Angel Underground Station only a few minutes' walk for access to the Northern Line. A number of buses run from nearby stops into central London and the City. The Eurostar at King's Cross is also easily accessible.

*London, North London  
Sold*

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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”.