

THE MODERN HOUSE



Northampton Street, London N1
Sold

Newbery House

This bright one-bedroom apartment is situated in Newbery House on the leafy tree-lined Northampton Street in the heart of Canonbury. Unfolding across the ground floor of the building, the apartment has been subject to a sensitive yet comprehensive remodelling and refurbishment by award-winning architecture firm Russian For Fish. A clean and neutral colour scheme has been employed to maximise the exceptional quality of light drawn in from large windows. This is balanced by a soft material palette of raw plaster and bleached wood that adds warmth and texture. There is a wonderfully secluded private terrace at the back of the apartment, which opens, in turn, onto large and verdant communal gardens.

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The Tour

Situated on the ground floor of a red-brick 1930s building, the apartment's front door opens to a neat hallway. White, raw plaster walls and bleached floorboards run throughout the apartment, creating a clever sense of cohesion while enhancing natural light. During the remodelling of the apartment, the living room and kitchen were opened up into one room, creating a sociable space perfect for entertaining and relaxing in equal measure. Dual aspect, this room is exceptionally light, illuminated at the front by two large sash windows and the back by glazed Crittall doors that open onto the garden.



The kitchen, set at the back of the room, is defined by white cabinetry, which reflects light and blends quietly with the walls. Hardy Formica worktops are finished with exposed ply edges matching the useful open shelves above. A black induction hob sits above a silver Smeg oven; these combine with a stainless steel sink to add a clever industrial touch to the otherwise soft and calming space. A playful pop of colour has been introduced on the splashback, which is finished in geometric pink and grey tiles.

The floorboards and plaster continue in the bedroom, where wide, tall windows overlook the private terrace. Stylish pendant lights strung on a black cord create a frame for a double bed.



The calming bathroom has underfloor heating and is defined by soft pink terracotta tiles that run underfoot, halfway up the walls, along a deep window sill and into the large shower, which is set behind a frameless glass screen; raw plaster continues on the top half of the walls. Black sanitaryware punctuates the tiles, adding a considered finish.

Outdoor Space

A private terrace laid in square flagstone flows out from the kitchen, creating extra living space in warmer months. Beds are planted with climbing jasmine and grasses. A gate at the back leads to the large communal garden, which is laid to lawn and dotted with mature trees.

The Area

Canonbury lies within easy walking distance from Upper Street, where there are a host of shops, restaurants and bars. There is also a selection of brilliant pubs in the immediate area, including The Smokehouse, The Marquess Tavern and The Compton Arms.

A short walk away is the New River and Walk, a tranquil man-made waterway with mature trees. The New River was built in the early 17th century as an aqueduct to bring drinking water from a Hertfordshire spring to a reservoir in nearby Myddleton Square, just behind Sadler's Wells Theatre. Nearby, Highbury Fields has large areas of open space, as well as tennis courts, a playground and a swimming pool.

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There are also outstanding transport links from the apartment: Highbury & Islington provides quick access to the West End via the Victoria Line and citywide via London Overground. Essex Road station is five minutes from Newbery House and two stops from the City at Moorgate. Canonbury station (Overground) offers direct services to Canada Water.

Tenure: Leasehold Lease Length: approx. 90 years remaining Service Charge: approx. £2,500 per annum Council Tax Band: C



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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”.