

THE MODERN HOUSE



*London N7
Sold*

Russet Crescent

Located a short walk from Caledonian Road Underground station, this bright one-bedroom apartment with private balcony is situated on the first floor of a purpose-built block designed by Sir Basil Spence, one of Britain's most celebrated Modernist architects.

Entry is via a wide entrance hall to an open-plan reception room and kitchen. Timber-framed glazing along one aspect overlooks the communal lawns and there is a door to the west-facing balcony, which is also accessible from the double bedroom. Next to the modern bathroom is a large cupboard with utility appliances and storage space, of which there is an abundance throughout the apartment.

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*London, North London
Sold*

Russet Crescent

Russet Crescent is part of the Stock Orchard Estate, built by Islington Borough Council between 1970-71, and is situated in the Hillmarton Conservation Area. The estate consists of six apartment blocks in red brick with varying sized flats, all with private balconies or gardens. It is located a short distance from Islington and the shops, bars and restaurants of Upper Street. There are a number of excellent pubs in the area, including St John's Tavern and The Landseer, and a weekly farmers' market is held at the Tufnell Park Tavern. London Metropolitan University is approximately seven minutes' walk.

The area has excellent transport links, with connections to the Piccadilly Line at nearby Holloway Road and Caledonian Road stations (both around five minutes' walk). Highbury and Islington station, a short bus ride away, has Victoria Line and London Overground services.

Tenure: Leasehold Lease Length: approx. 89 years (125 years from 1981) Service charge: approx. £100 per month Ground Rent: £10 per annum

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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”.