

THE MODERN HOUSE



*London N1
Sold*

Thornhill Road

This exemplary Grade II-listed four-bedroom townhouse with a large private garden is found on Thornhill Road in Islington. It forms part of an elegant terrace built in 1828 and looks onto the manicured gardens of Barnsbury Square. The interiors have been immaculately restored by Powell Tuck Associates using colour, natural materials, and subtle contemporary interventions with exceptional care to create a series of serene spaces that chime with gardens designed by Stuart Craine.

This part of Thornhill Road forms the eastern edge of coveted Barnsbury Square, one of Islington's finest gardens. The house is set behind listed cast-iron railings adorned with acorn finials and entry is to a bright ground-floor hallway. The dining room is on the left, with a stone fireplace and in-built seating, and the kitchen is arranged with minimal polished concrete worktops at the rear. Light pours in through a beautiful sash window at each aspect. Each of the five storeys employs a slightly different colour palette, here grey and forest green accents resonate with the lush garden views.

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The hallway leads out to the garden and has original panelling at the front, with bespoke joinery concealing a coat cupboard and WC at the far end. Extending over 70 ft long, the garden's planting scheme is beautifully subtle with white hydrangeas, sculptural box bushes and lush ferns. A pathway of concrete sleepers leads to a seating area at each end, and there is a discreet bike shed with a living roof.

On the first floor is an elegant double reception, with the living room at the front and a home office beyond it. These spaces epitomise the considered approach taken by the architects throughout, and are united by the use of a soft pink tone. Beautiful full-height sash windows that look out onto the tree-lined square and a marble fireplace sourced by Renaissance are the focus of the front space, while the rear is concertedly modern with a huge sliding door.

Original cornicing, shutters, panelling and windows have been completely and sympathetically restored throughout, while new carefully-curated lighting is by Davide Groppi. Cast iron radiators have been custom-coloured for each room, and oak floors run underfoot. On the first floor is the master bedroom, with an en-suite bathroom finished with dove-grey Moroccan tiles and fittings by Villeroy & Boch.

The second-floor bedroom has a further en-suite bathroom, concealed behind a pocket sliding door. A set of Crittal doors open onto the balcony which has an incredibly verdant outlook.

The lower-ground floor is cleverly configured with a large bedroom at the front of the plan, flooded with west-facing light through Crittal doors. Carefully-conceived planting throughout the house maintains privacy. There is a fourth bedroom and bathroom on this level, with a second courtyard that draws light into the centre of the plan. An important consideration for the architects was to create a functional modern space within the beautiful Georgian building, and as such they have added a new utility room at the rear.

Barnsbury Square lies at the heart of the Barnsbury Conservation Area, with a lovely and well-maintained garden. Larger areas of green space are found at Barnard Park and Highbury Fields, which also has sports courts. The neighbourhood is renowned for its peaceful green squares and charming, tree-lined Georgian and Victorian terraces.

The Underground is available at Highbury & Islington (Victoria Line) and Caledonian Road (Piccadilly Line), and Overground services can be found at Caledonian Road & Barnsbury, providing quick access to the City and the West End. The Eurostar at Kings Cross is also easily accessible.

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There are numerous cafes, restaurants, bars and shops all close by on Liverpool Road and Upper Street. Two of the best pubs in the area, for food and wine, The Drapers Arms and The Albion, are less than five minutes' walk from the house.



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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”.