

THE MODERN HOUSE



Arlington Avenue, London N1
Sold

Union Wharf

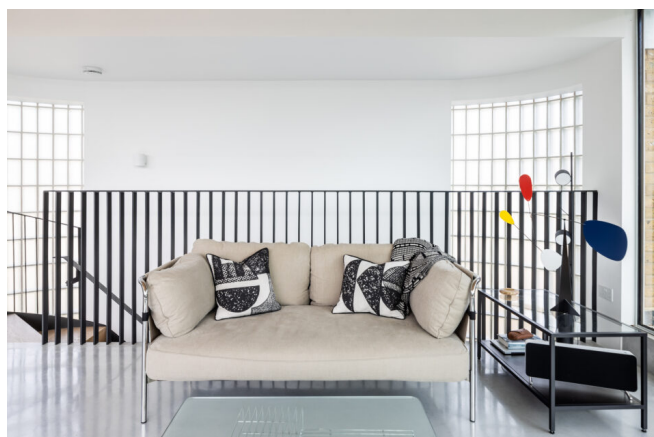
This considered three-bedroom house occupies an enviable canal-side location on Union Wharf in Islington. A rare, modern conception, the house is arranged on three floors and was converted from a light industrial warehouse in 2001. The house has private access to the Regent's Canal towpath and is crowned by a sunroom on the private south-east facing roof terrace, which has far-reaching views along the water. Despite its peaceful setting, it is a short walk from the vibrant shops and restaurants of coveted Upper Street, Angel and Clerkenwell.

The Tour

Defined by a striking façade of blue bricks, glass and a porthole window, the house is set in a building that references its canal-side position. The current architect owner undertook the design for the full internal refurbishment, along with the impressive, triple-aspect sunroom placed atop the roof terrace overlooking the canal below. Here, glazed walls make the most of the riverside location and allow sun to flood in throughout the day. A polished concrete floor grounds the space and rises to form a skirting section; exposed timber beams form the ceiling.

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The open-plan living and dining rooms are on the ground floor, via a hall laid with terrazzo with a WC. The dual-aspect room is laid with oak herringbone flooring, and on one wall, brick has been left exposed. A bank of canal-side windows cast natural light over the area, and a bare concrete ceiling finishes the room. The minimalist kitchen by Roundhouse has a sleek black wraparound Schist worktop, with space for stools to be placed underneath. A gas hob and stainless-steel sink sit under the mews-facing window. Black cabinetry blends seamlessly with the worktops and incorporates Miele appliances, creating a sense of cohesion and flow.

Also on the ground floor is a garage, which is currently used as a utility space; this useful space houses practical appliances and allows clutter to be hidden away. Light is welcomed into the room via a window overlooking the canal.

Stairs ascend to the first floor. Here, smoked oak doors run the entire length of the hall and open to three rooms; two have been utilised as bedrooms and one as an office. Each room has built-in wardrobes and windows overlooking the canal and the city beyond—the herringbone flooring continues throughout this floor. In the main bedroom, there is an en suite, accessed through a neat pocket door. Here, the sink shelf and the floor are covered in grey terrazzo and there is a fluted marble splashback—light floods in through a frosted window. There is also a large family bathroom on this floor.

Outdoor Space

An expansive terrace unfolds across the roof of the home and wraps around the sunroom. It has a south-easterly orientation, making it the perfect spot for entertaining. Bounded by a rendered parapet wall, silver birch, olive trees, a variety of grasses, lavender and seasonal flowers with blooms all year rise from zinc planters. The space offers a tranquil sanctuary to observe the comings and goings along the canal and the expansive views across the London skyline.

The Area

The home is situated along a private mews which runs between the southern boundary of Arlington Square and Regent's Canal. Arlington square is a much-coveted area of London, and was recently voted one of the top 10 parks in the UK. Despite this secluded situation, the house is within easy reach of the shops, bars and restaurants of Upper Street, Shoreditch, Hoxton and Clerkenwell. Within a stone's throw of the house, there are many good eateries, cafes and pubs, including Pophams Bakery, and The Duke of Cambridge, and minutes along the canal is the Towpath Cafe.

The Underground is available at Angel (Northern Line), and Old Street and Essex Road stations are also close by. Numerous bus routes provide easy access to the City and West End.

Council Tax Band: G

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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”.