

THE MODERN HOUSE



*London N4
Sold*

Upper Tollington Park II

Situated on Upper Tollington Park, this beautifully presented two-bedroom apartment has been refurbished under the watchful expertise of architecture practice Osbourne Christmas. It is set in a beautiful position just around the corner from the verdant Parkland Walk and Finsbury Park. The design of the apartment focuses on creating a harmonious flow between the interior and exterior, with the dual-aspect open-plan living spaces extending from the rear, meeting a beautifully landscaped garden. Upper Tollington Park is situated near an array of shops, restaurants, and cafes in Finsbury Park.

The Tour

The apartment is on a peaceful residential street linking Stroud Green Road to Finsbury Park. Characterised by its charming Victorian terraced houses, the apartment's façade has classic Victorian architectural features, including an elegant bay window, red-brick exterior, and intricate latticework accentuating the roof's pitch.

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The private entrance leads into a spacious entrance hall that flows into an open-plan living space. The sitting room is positioned in the middle of the plan. Here, oak floorboards run underfoot, and fitted shelves along one wall wrap around a wood-burning stove. The dual-aspect dining space and kitchen lie towards the rear and have a polished concrete floor with underfloor heating.

Glazed doors draw in south-westerly light and open entirely to a patio with fitted units, shelves, electrical sockets, a sink, and a barbecue area. A large picture window frames beautiful views of the rest of the garden, effortlessly merging the interior spaces with the natural environment. The kitchen runs along one wall, with low-level cabinetry creating ample storage. The tactile oak worktop has been recently sanded and oiled, bringing out the rich warmth of its grain.

The main bedroom has glazed doors opening onto the serene garden and is currently used as a study; it has plenty of built-in storage. The second bedroom at the front of the plan has a large bay window and built-in wardrobes. The bathroom walls have been lined with green Zellige tiles sourced from Berlin, and it has a bathtub fitted with a waterfall shower.

Outdoor Space

An extensive brick-paved garden enfolds towards the rear. A peaceful patio has ample space for outdoor furniture, perfect for alfresco dining. In the centre is a raised bed built around a mature magnolia tree. At the foot of the garden is a shed, that has been fitted with insulation and electrical points, next to a useful seating area, a great spot for unwinding and basking in the sun.

The Area

The green expanse of Finsbury Park is a short walk from the apartment and is a beautiful spot for walking and relaxing. Parkrun takes place every weekend, and there is a cafe at its centre for refuelling afterwards. Parkland Walk, a disused railway line that has been transformed into a green pedestrian thoroughfare, runs all the way from Finsbury Park to Highgate. The beautiful Clissold Park is a 15-minute walk away, and the nature reserve of Woodberry Wetlands, a haven for wildlife with 11 hectares of reed-fringed ponds and dykes, provides a verdant retreat within easy reach. The wetlands are also home to West Reservoir for open air swimming.

Finsbury Park is home to a newly opened Picturehouse Cinema and Marks and Spencer. Gail's bakery and Boulangerie Bon Matin. are popular for baked goods. Stroud Green Road, with its wide array of restaurants and shops, is a short walk across the green expanse of Finsbury Park. Also close by is Fink's Salt and Sweet, a cafe and neighbourhood hub famous for its excellent coffee.

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Finsbury Park is excellently connected to National Rail, Victoria and Picadilly Lines and is around a 10-minute walk away. The bus station provides quick connections to north and east London.

Tenure: Leasehold with Share of Freehold Underlying
Lease Length: approx. 106 years remaining Service Charge:
No service charge 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”.