

THE MODERN HOUSE



*London N5
Sold*

Beresford Road

This beautiful and innovatively appointed three-bedroom split-level apartment, with private rear garden, has been recently finished to a design by the award-winning London-based architects Russian For Fish.

Entrance to the apartment is at lower ground level, opening onto a large living room that attracts light from a bay window to the front. The light is gently reflected in the polished-concrete floor. Beyond the living room is the apartment's most distinctive feature, a galley kitchen decorated completely in a striking yellow colour, with yellow-faced bespoke units and worktops.

Through the kitchen, the space is divided in two, forming a study and dining area that both have access to the garden and a raised decked terrace. The lower ground floor also has a large shower room combined with a utility area, and a storage cupboard positioned by the front door.

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Upstairs, on the raised ground floor, there are three large spaces that can either be used as bedrooms or extra living space. The large room at the front, currently configured as a second reception room, has wonderfully grand proportions, a bay window and a newly laid parquet floor. The bathroom has been neatly tiled and is equipped with a free-standing bath, with a shower overhead.

Beresford Road has outstanding transport links: Canonbury station offers direct services to Dalston, Hoxton, Shoreditch High Street and Canada Water, and Highbury & Islington provides quick access to the West End via the Victoria Line.

Nearby Newington Green has a range of excellent facilities, including bakeries, a greengrocer, an Italian deli, a florist and a health-food shop, as well as numerous restaurants. Further shops, cafés and restaurants can be found on Stoke Newington Church Street and in Dalston. Upper Street is accessible on foot via the New River, a tranquil man-made waterway with mature trees. Highbury Fields and Clissold Park provide large expanses of local green space.

Tenure: Leasehold Lease Length: approx. 113 years (125 years from 25th August 2005) Service Charge: approx. £750 per annum Ground Rent: approx. £250 per annum



*London, North London
Sold*

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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”.