

THE MODERN HOUSE



*London N5
Sold*

Beresford Terrace I

Occupying the ground and lower ground floor of a Grade II-listed Victorian terraced house in the Highbury New Park Conservation Area, this exemplary two-bedroom garden flat offers elegantly proportioned open-plan interiors and an abundance of natural light.

The apartment has its own front path that leads to the lower ground entrance. Upon entering, there is a wide hallway with beautiful terracotta quarry tiles and bespoke built-in cloak cupboards. The first of two bedrooms is to the right, positioned at the front of the building. The master bedroom and bathroom are located to the rear, with original sash windows looking onto the garden. The bathroom has a shower over a free-standing wrought-iron bath.

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Upstairs, the double reception rooms have been opened up to create a wonderfully expansive living space, with a sitting room at one end and dining room at the other. Two pairs of beautifully tall, arched windows allow light to pour in from both sides. The free-standing kitchen is simple and stylish, with a door that leads down a flight of steps to the landscaped rear garden, populated with structural 'Goblet' apple trees and surrounded by neighbouring tall trees.

Original features such as wooden floors and cornicing have been carefully preserved, and combined with more modern elements and neutral tones to create a charming, effortless aesthetic.

The apartment is very well located between Highbury Fields and Newington Green, which has a range of excellent facilities, including bakeries, a greengrocer, an Italian deli, a florist and a health-food shop. Within a few minutes' walk are three wonderful restaurants: Trangallan, Trullo and Primeur. Further shops, cafés and restaurants can be found on Stoke Newington Church Street. 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.

Beresford Terrace 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.



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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”.