

# THE MODERN HOUSE



*London N5  
Sold*

## Beresford Terrace II

Occupying the upper floors of a Grade II-listed Victorian terraced house in the Highbury New Park Conservation Area, this exemplary three/four-bedroom maisonette offers beautiful open-plan interiors and an abundance of natural light.

The apartment has ownership of the front garden, and is accessed via its own front door. Upon entering, there is a lobby with a staircase to the first floor, where the accommodation has been opened up to create a graceful entertaining space, with a reception room at the front and a kitchen-diner at the rear. Big original sash windows on both sides open up to reveal full-width balconies – the one at the front is perfect for plants, and the one at the rear is deep enough for a bench and has views over the trees of neighbouring gardens.

The second floor contains three bedrooms, and an elegantly refurbished bathroom with high ceilings and a big skylight over the bath. A wrought-iron spiral staircase provides access to the converted loft, which has partly reduced head height and storage in the eaves.

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*London, North London*  
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The current owner has owned the apartment for many years, refurbishing it with great care. Original features such as wooden floors and cornicing have been carefully preserved, and combined with modern elements including bespoke shutters, cupboards designed by Tom Ellis, an open fire in the reception room, a smart fitted kitchen, and exposed brickwork in the bathroom. Lovely full-height bi-fold doors can be pulled across to separate the dining area from the landing, or pushed back to maximise the space and light.

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.

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.

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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”.