

THE MODERN HOUSE



*London N1
Sold*

Canonbury Road

This spectacular one-bedroom apartment is positioned on the first floor of a handsome early Victorian Grade II listed townhouse. The home is characterised by its floor-to-ceiling sash windows, which frame leafy views over Canonbury Park. The current owners have gone to tremendous lengths to preserve and restore the apartment's original period features including the sash windows, pine floorboards, and egg & dart coving, while introducing contemporary interventions such as marble work surfaces in the kitchen and bespoke ash joinery throughout.

The Tour

The charming terrace is characterised by a typically Victorian façade of London stock brick, white stucco, wrought-iron railings and elegant sash windows. Entrance to the apartment is via a communal front door and lobby area, where a flight of stairs ascends to the first floor.

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The front door opens to a wonderful living, dining and kitchen space with double-height ceilings and full-height sash windows, framed by original wood panelling and shutters; two Juliet balconies lead from here, with plenty of space for planting. Floor-to-ceiling ash bookshelves bracket a recently installed marble fireplace, utterly sympathetic to the period. This chimes beautifully with paint by Farrow & Ball, which features throughout the apartment.

A bespoke integrated kitchen by Constructive and Co. stretches the length of the wall to the right of the space, with further ash joinery, marble work surfaces and Bosch appliances. Cleverly positioned light sensors illuminate the herringbone splashback. The fixtures and fittings, including the door handles and light switches, are by Dowsing & Reynolds. The choice of materials throughout the apartment has been carefully considered by the owners to create a sense of continuity and flow between the rooms.

At the rear of the plan is a well-lit double bedroom where an original sash window allows light to pour into the space, framing far-reaching views across an abundance of trees including magnolia. A recently fitted contemporary bathroom lies at the centre of the apartment where ash joinery, white herringbone tiling and Aston Matthews brass fixtures all feature. There is underfloor heating, plus a television integrated above the bath.

The Area

Canonbury Road is only a short walk from the shops and restaurants on Upper Street, which offer a wealth of retail, culinary and design amenities, including Ottolenghi, Gail's, Le Creuset, Space NK and twentytwentyone, as well as a host of national and independent retailers and restaurants. There are excellent pubs in the area, notably The Myddleton Arms and The Canonbury Tavern.

Moments from the apartment is the New River, a tranquil man-made waterway with mature trees that is a lovely spot for walks. Nearby, Highbury Fields has large areas of open green space, as well as tennis courts, a playground and a swimming pool.

There are excellent transport links in the area. Highbury & Islington provides quick access to the West End via the Victoria Line, Essex Road station is two stops from the City at Moorgate, and Canonbury Overground offers direct services to Canada Water and Hackney.

Tenure: Leasehold Lease Length: approx. 121 years remaining Service Charge: approx. £906 per annum Ground Rent: £250 per annum Council Tax Band: C



*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”.