

THE MODERN HOUSE



*London N1
Sold*

Canonbury Square

This sumptuous two-bedroom apartment occupies the ground floor of a Georgian Townhouse on Canonbury Square in Islington. Built circa 1820, the upper floors of the former Georgian residence, were home to author and journalist George Orwell in the 1940s. In addition to sensitively preserved Georgian features, the apartment has direct access to a large communal garden at the rear. In recent years the interiors have been redesigned by Alessandra Grignaschi.

The apartment is positioned in the middle of a terrace running along the eastern side of Canonbury Square, one of north-London's finest garden squares. The terrace was designed by Richard Laycock and is characterised by typically Georgian facades of London brick stock, white stucco, wrought-iron railings and elegant arched windows.

THE MODERN HOUSE



*London, North London
Sold*

Canonbury Square

Inside, a long hallway leads from the front door, with a beautiful fanlight window above. This space establishes, immediately, the apartment's unique aesthetic in its subtle mix of period and contemporary features; a smart, low-level radiator runs beneath built-in storage units, original cornices, painted in Farrow and Ball's 'Mouse's Back'.

To one side is the master bedroom, a wonderfully bright space, with high ceilings and a large arched sash window facing the square, original shutters and a marble fireplace. There are bespoke wardrobes in this room, on either side of the fireplace, designed by Grignaschi.

A second bedroom of marginally smaller proportions is positioned at the rear of the apartment. It is used as a study by the current owners and has lovely views of the terrace's private communal gardens at the rear. There are birch-ply storage units and an original Georgian fireplace. A compact wet-room is positioned between the bedrooms and the main living spaces.

The heart of the apartment is formed of two adjoining reception rooms, opened-up and used as a living and a dining room, respectively. Light flows through these spaces beautifully, care of large sash windows at the front and rear of the apartment. In the dining room, original alcoves have been uncovered on either side of a large sash window, while the living room utilises the same approach on either side of an original marble fireplace. A utility space has been cleverly created behind the living room, containing a washer and dryer and plenty of additional storage space. These spaces have all of their original cornices in tact and have been painted in Farrow and Ball's 'Old White'.

A galley kitchen is positioned at the rear of the plan. This space is simple, with clean lines and handmade Moroccan tiles by Emery & Cie. A large glazed barn door provides access onto a shared communal garden for residents of the block.

Canonbury Square is a quiet residential street within a short walk of the shops and restaurants on Upper Street.

It has outstanding transport links: Highbury & Islington provides quick access to the West End via the Victoria Line and citywide via London Overground. Essex Road station is two stops from the City at Moorgate, and Canonbury station offers direct services to Canada Water.

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

Tenure: Leasehold Lease length: approx. 128 years remaining Service Charge: approx. £3,000 per annum Ground Rent: approx. £100 per annum Council Tax Band: E

THE MODERN HOUSE



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”.