

THE MODERN HOUSE



London N19
Sold

Fairmead Road

This thoughtfully renovated two-bedroom garden apartment sits within a traditional Victorian terraced house on Fairmead Road in Holloway. The current owners have balanced the preservation of period features with contemporary materials, resulting in a light-filled space with a relaxed lateral flow. A wonderful courtyard garden wraps around the building, which is festooned in tumbling ivy. The apartment is perfectly placed for Archway, Holloway Road and Tufnell Park.

The Tour

Fairmead Road is a quiet street of Victorian terraced houses defined by their pale brick façades and large white bay windows. The apartment sits back from the pavement, behind a small walled garden, with an ornate stucco archway defining the entrance.

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Entry is to the bright living room and kitchen, where high ceilings magnify the light drawn in from dual-aspect windows. Playing with the traditional Victorian double reception room layout, the space is divided into two distinct areas. The welcoming kitchen at the rear has striking black cabinetry stretching along the length of one wall painted in 'Railings' by Farrow & Ball. A gently marbled white counter, with a large butler's sink, sits atop the cabinetry. The current owners have creatively removed the partition wall adjacent to the dining area, exposing the original timbers. This offers a glimpse of the building's bones and furthers the flow of light and sense of space. Tall double doors lead from here out to the garden terrace.

Original floorboards extend underfoot, seamlessly connecting the kitchen with the living room, where smart open shelves have been installed on either side of the hearth. Below the central Carrara marble fireplace, an inviting wood-burning stove creates a cosy atmosphere. Natural light streams through a large bay window, casting a warm glow over the room. Sympathetic black steel radiators have been added throughout the apartment.

A stepped corridor leads to the bedrooms and bathroom. The main bedroom is bright and inviting, with a back wall, lined in pine panelling, adding a sense of warmth. A practical mirrored built-in wardrobe creates storage space. From this bedroom, a set of double doors opens onto the terrace. Next door, the second bedroom is currently used as a child's room but could also make a wonderful office.

A reclaimed Crittall-style reeded door opens to the bathroom, where white wall tiles complement a striking monochromatic tiled floor. There is a also bathtub with overhead shower.

Outdoor Space

Wooden decking wraps around the length of the apartment in an L shape. A pagoda rises above one section creating an intimate area for outdoor dining with an ingenious retracting projector screen for night-time cinema. A brick wall and fencing provide privacy, seclusion, and a canvas for trailing plants. A beautifully scented white rose bush frames the door to the kitchen.

The Area

Fairmead Road is excellently located just off Holloway Road, bordering Tuffnell Park and Kentish Town; the area is well-connected with plenty of excellent independent restaurants, pubs and shops. Just around the corner is Green Room Café, a beautiful coffee shop with outdoor seating. Other local favourites include Fields, Provisions and Big Jo Bakery. The fiercely independent Fortress Road, in Kentish Town, is a 15-minute walk away. Highlights here include Diverse, Patron and Tabac Bar. The popular bars, restaurants and specialist food shops of Highbury and Upper Street are 30 minutes on foot. Highlights include Trullo, F.K.A.B.A.M and The Compton Arms.

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The green spaces of Whittington Park, Tufnell Park Fields and Highbury Fields are easily reached on foot. The wide open spaces of Hampstead Heath, with its famous swimming ponds, are a 30-minute walk.

Two Ofsted outstanding-rated primary schools, Yerbury Primary School and Grafton Primary School are nearby.

Holloway Road has excellent bus connections towards the City, West End or up to Highgate and Hampstead. The nearest railway station is Upper Holloway, part of the Overground network, which is a seven-minute stroll. Holloway Road station, on the Piccadilly line, and Tuffnell Park station, on the Northern Line, are both a 15-minute walk.

Tenure: Leasehold Lease Length: approx. 980 years remaining Council Tax Band: D



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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”.