

THE MODERN HOUSE



*London N1
Sold*

Hemingford Road II

This exemplary three-bedroom maisonette occupies a beautiful position in the sought-after Barnsbury conservation area. Sitting within an early Victorian terrace, the apartment unfolds across three floors and has been subject to an exceptional redesign by owner architect Augustus Brown. The result is an apartment finished with remarkable attention to detail, defined by a considered material palette and bespoke interventions which celebrate the original fabric of the building. Two generous terraces sit on either side of the house, creating excellent vantage points to enjoy direct sunlight throughout the day.

The Building

Originally a post office on an early Victorian shopping parade, the stucco-fronted exterior has been completely restored to incorporate its original features and enhance brickwork using traditional materials and workmanship. The grand scale of proportions has been maintained, while the internal layout has been reconfigured. This has enhanced the Victorian character and created a sustainable space for modern living.

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The Architect

Augustus Brown is a RIBA-chartered architecture and design studio known for reimagining retail and art spaces, high-end residential projects, and interiors. They work extensively across London and the UK but also have an international reach, having completed projects in Montenegro, New York, Los Angeles, Miami and Hong Kong. The studio places emphasis on designing spaces that respond to personal needs, addressing function in innovative ways to create environments that are a pleasure to be in.

The Tour

The building cuts a neat profile amid a terrace of traditional Victorian houses—white stucco detailing flanks the stock brick façade, punctuated by centrally positioned windows. The apartment is accessed via a private front door, which opens directly onto a light-filled corridor paved with colourful Bert and May tiles. A bespoke ash and metal staircase with a sculpted sapele handrail leads to the main living areas, which occupy the first floor.

A vast six-by-six sash window is the focal point in the living room, allowing glorious swathes of natural light to pour deep into the plan while framing leafy views across Hemingford Road. The walls have been painted a smoky green by Mylands, reminiscent of the colours used in Victorian-era museums, adding a sense of contrast to the Dinesen ash floorboards extending throughout.

A bespoke, fully integrated kitchen lies at the rear, with minimalist white cabinetry and HI-MACS worktops. The unlacquered brass splashback adds warmth while reflecting golden shards of light from a sash window opposite back into the room. Fittings and fixtures are by Corston Architectural, the tap is by Vola, and all appliances are by Miele. A large picture window also framed in Dinesen ash allows light to permeate the stairwells, as does the Crittall glazing in the living area, added to ensure privacy between floors. There is also a functional utility room or study on this level, warmed with underfloor heating. There is a concealed cloakroom with a WC and plenty of bespoke cupboard space for storage.

Two spacious bedrooms sit on the following level. These generously proportioned rooms lie on either side of the plan, with plenty of storage space in the form of full-height wardrobes. An immaculate bathroom with underfloor heating sits between, primarily executed in soft grey Fired Earth tiles and replete with Crosswater chrome fixtures and fittings, a walk-in shower and a separate bath. Bespoke doors have been added to highlight the Victorian proportions and tall ceilings. There are further storage cupboards set under the stairs in addition to hatches integrated within the landing.



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The main bedroom crowns the top of the house. Douglas fir beams emphasise the palpable sense of volume in this room while adding a striking feature. A sliding pocket door opens to an en suite clad in green and white geometric tiles by Bert and May. There is also a heated seat within the shower in addition to underfloor heating. Triple glazed doors slide to reveal a spacious terrace, creating a smooth transition between indoors and out.

Outdoor Space

Two spacious terraces lie on either side of the plan, taking advantage of the east-west orientation of the building. Sara Sall Studio has thoughtfully designed planting in collaboration with the architect to create a calm natural oasis that remains in bloom all year round.

The larger terrace lies on the third floor, through the main bedroom. It offers spectacular views across London's skyline and its most notable landmarks, including the Shard, Barbican and St Paul's Cathedral. Large porcelain tiles ground the space, chiming harmoniously with the earthy aubergine-coloured walls using an Italian pigmented render. The smaller of the two lies at the rear of the second floor. Enclosed in glass, it has far-reaching views across mature trees and the neighbouring gardens.

The Area

Hemingford Road sits just behind Thornhill square within the Barnsbury Conservation Area, the largest conservation area in Islington, defined by its late Georgian and early Victorian terraces.

There are several weekend food markets within walking distance for fresh independent produce and excellent health food shops on Caledonian Road. The house is also positioned only moments from SUNDAY, a neighbourhood favourite for brunch and coffee.

King's Cross and Coal Drops Yard are only a short walk away along the canal; the recently redeveloped space is home to a magnificent public square with choreographed fountains and restaurants including Caravan, Vinoteca, Dishoom, Granger and Co, plus shops A.P.C, COS, Margaret Howell and Wolf and Badger.

Nearby Upper Street offers a wealth of retail, culinary and design amenities, including Ottolenghi, Gail's, Le Labo, Aria and twentytwentyone, as well as a host of national and independent retailers and restaurants. Two of the best pubs in the area for food and wine, The Drapers Arms and The Albion, are within walking distance from the house, as is The Tamil Prince.

Green space is provided by nearby Thornhill Square, Barnsbury Square, Barnard Park, and Highbury Fields, slightly further afield, which has tennis courts, a playground and a swimming pool.

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St Andrews Montessori Nursery is within a five-minute walk away. It was awarded Outstanding by Ofsted and is set within an impressive church space and garden.

The closest transport links are from Caledonian Road and Barnsbury Overground, and access to the Piccadilly Line is provided at Caledonian Road, a short walk to the west. The Underground and rail network are also within easy walking distance at Highbury and Islington station (Victoria Line), and Angel (Northern line). King's Cross/St Pancras International Station is reachable on foot or one stop away on the Victoria line for the Eurostar.

Tenure: Leasehold Lease Length: approx. 987 years remaining Service Charge: approx. £60 per annum Council Tax Band: F

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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”.