

THE MODERN HOUSE



*London N5
Sold*

Highbury Terrace

Highbury Terrace has a unique standing in the most coveted area of Islington, overlooking the open green space of Highbury Fields. The terrace is characterised by its grand Georgian façades and bucolic views over one of north London's most beautiful expanses of greenery. This exceptional Grade II-listed family home lies at the north-western reach, close to the culinary delights of Highbury Barn. It extends to almost 4,000 sq ft internally with six/seven bedrooms set over four elegant storeys, and has a contemporary lower level where glazing opens onto a wonderful, mature private garden.

The Tour

The house is formally entered at raised ground level, first to a bright foyer and then through glazed doors that open to a wide hallway. To the left is a double reception room, bathed in light from the east and west aspects. On the other side of the plan, a living room with soaring ceilings and dark-stained timber flooring looks out over Highbury Fields through towering sash windows. High skirting and restored corncing adds character to the space.

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A wide archway leads through to the dining room and kitchen; the latter designed and built by Norfolk furniture-maker Michael Westgate, with worktops of honed granite and end-grain cherry, and a gas-fired four-oven Aga. Honed marble fireplaces can be found in both rooms. Beyond lies the dining room, where shuttered French windows open onto a terrace with steps down to the garden.

The garden can also be accessed via an oak staircase inside the house, which leads down to an area that can be used as a private apartment. A recent renovation has seen the creation of a beautiful space with high ceilings and independent access that contains a bespoke kitchen, living room and bedroom. Rough-sawn oak flooring extends across the level and is paired with stainless-steel and fumed oak in the kitchen, where appliances are by Miele. From the living room, huge sections of glazing slide open onto a flagstone terrace within the garden.

A bedroom is set at the front of this section, with bespoke joinery throughout in birds-eye maple veneer and cedar. The en suite bathroom on this level has fittings by Vola and is finished in Tadelakt plaster. Utility space and storage line a corridor to the front, while three tanked storage spaces lie under-pavement within the former coal drops.

The main bedroom is situated on the first floor of the house; this has a large en suite bathroom with beautiful joinery, arranged around a free-standing bath. Also on this level is a library and adjoining study space, which could be used as a seventh bedroom. There are four further bedrooms on the upper level, one with an en suite WC. All four have built-in wardrobes and share access to a shower room.

Winter or summer, from dawn till dusk the play of light throughout the whole house is exceptional, often filtered through swaying branches animating the walls on every floor.

Outdoor Space

The garden has been beautifully designed. Walkways of brick and York stone wind through bountiful, mature beds planted with asters, clematis and an abundance of other plant life including elderflower and apple. Wisteria climbs the terrace on the rear façade, while mature trees line the high brick walls at the rear of the garden.

The Area

Highbury Fields is considered by many to be the jewel in Islington's crown. It lies within easy reach of bustling Upper Street but offers a sense of seclusion and tranquillity more akin to country living. The fields contain tennis courts, a playground and a swimming pool within Highbury Leisure Centre. Highbury Barn is just around the corner, with its wonderful butcher Godfrey's, Bourne's Fishmongers, Da Mario deli and the excellent original branch of La Fromagerie. Upper Street is home to an abundance of amenities, from Ottolenghi to Gail's; the Almeida Theatre to The Old Red Lion Theatre & Pub.

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There are further facilities at nearby Newington Green, including bakeries, a greengrocer, an Italian deli, a florist and a health-food shop, as well as numerous restaurants. King's Cross and Coal Drops Yard are within easy reach, and the Regent's Canal path at Angel is a short walk from the house. Dalston is also nearby, home to the famous Dusty Knuckle bakery and the bustling Ridley Road Market.

Highbury Terrace enjoys excellent access to public transport. The Victoria Line at Highbury & Islington is a few minutes' walk from the house; the Piccadilly Line is accessed via Arsenal Station, and there is a fast train into the City from nearby Drayton Park station. There are plenty of bus routes both into and out of the city.

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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”.