

THE MODERN HOUSE



*London N19
Sold*

Hornsey Road

Once a Victorian butcher's shop, this remarkable and delightfully unique two-bedroom live / work maisonette can be found a short walk from Stroud Green and Archway. Replete with an array of beautifully restored original features, some Grade II-listed, it offers over 1,200 sq ft of internal accommodation across two levels.

The building dates back to 1890, when it was the home of 'A. Hancock Butchers'; an original hand-painted sign still proudly displayed above the shop front. Entry is at ground level to what was formerly the shop floor, now an expansive kitchen and dining room bathed in light from the glazed frontage.

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Much of the kitchen is Grade II-listed, and Historic England make particular mention of the tiles which adorn the walls and floors, the latter an intricate mosaic of green and white. At ceiling height there is a glazed frieze composed of wonderful 'Art Nouveau' tiles. Two marble-topped counters are positioned on either side of the room, one with hand-painted scenes of rural landscapes which are thought to be illustrations of Hampstead Heath from the period. At the rear, there rests an original wooden payment kiosk, its shelves and fitted desk creating a brilliant study.

Beyond this is a sitting room, with original wooden floorboards and fireplace, and views over the courtyard garden. Adjacent, is a workshop which could be used as another study or spare bedroom. The old staircase which would have provided access upstairs is now redundant but has been cleverly repurposed as a stepped storage space instead. Access to the courtyard garden and patio is on this floor. Neither outside space is demised to the property, however both are used solely by the maisonette. They are gated, private and get the afternoon sun.

The two bedrooms and shared bathroom are situated on the lower-ground floor. In the larger bedroom, plumbing is in place to allow installation of a generous en-suite and there is a large window onto the courtyard. Both have zoned underfloor heating, whilst the whole apartment benefits from an air-to-air heat exchanger, which is effective at circulating fresh air throughout the home.

The maisonette is located at the top of Hornsey Road, a short walk from Stroud Green Road, known for The Old Dairy, another ornate Victorian dairy-turned-pub, organic shops such as Urban Native, and Butler's, an independent wine shop and delicatessen. Crouch End is within easy reach with its excellent selection of shops, restaurants, pubs and cinemas. Alongside Arthouse, a local arts centre and independent cinema, there is also a Picturehouse cinema. Archway is also close by with access to the Northern Line, and in the other direction, Finsbury Park (Victoria & Piccadilly Lines and mainline trains). Crouch Hill overground station is just a five-minute walk away.

Tenure: Leasehold Lease Length: Approx. 978 years Service Charge: Approx. £185 per annum Ground Rent: Approx. £25 per annum

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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”.