

THE MODERN HOUSE



Widdenham Road, London N7
Sold

Loraine Mansions

This fantastic three-bedroom apartment is positioned on the third floor of Loraine Mansions, a beautiful Edwardian mansion block in Holloway. The apartment has been the subject of a sensitive modernisation by its current owners, who have carefully introduced a contemporary material palette throughout that makes wonderful use of the flow of natural light.

The Tour

Loraine Mansions sits on a peaceful, tree-lined street of elegant Edwardian mansion blocks, characterised by their beautiful red brick and white stucco façades, slim running balconies and bay windows. Access to the mansions is gained via a communal entrance, through charming front gardens that lead to a red brick porch.

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Loraine Mansions

The apartment is on the third floor. A long hallway runs along the spine of the plan, a feature that accentuates the flow of natural light across all rooms. Engineered oak boards run underfoot, leading to the beautiful kitchen, living and dining rooms which are arranged in an open plan at one end of the hallway. These rooms are bright, airy and bathed in natural light care of two sash windows to the northern aspect and a glazed door that leads to an elevated fire escape on the eastern aspect. The kitchen has birch plywood units with concrete worktops and integrated appliances. Bespoke cabinetry cleverly conceals the extraction fan while creating convenient high-level storage; further storage is built-in along one wall. The adjoining dining area and living room are oriented around an original fireplace and enjoy verdant treetop views.

A well-sized bathroom is positioned next to the living room. The hallway leads back along the length of the plan to two large double bedrooms and a third, slightly smaller bedroom. Each of these rooms has engineered oak floorboards, original restored fireplaces and beautiful sash windows.

The Area

Loraine Mansions is in a brilliant location, adjacent to the Hillmarton Conservation Area and within easy reach of central Islington, Upper Street and King's Cross to the south, as well as Camden and Kentish Town to the west. Local amenities, including a large Waitrose, can be found on Holloway Road. There are many good pubs and restaurants in the area, including Westerns Laundry towards Highbury Fields, Tufnell Park Tavern to the north and numerous pubs such as The Drapers Arms and The Albion. Islington Indoor Tennis Centre and gym can be found at nearby Market Road. Freightliners City Farm by Paradise Park is also close by, while Hampstead Heath is a 15-minute cycle.

Both Caledonian Road and Holloway stations (Picadilly Line) are a short walk away, and there are numerous local bus routes into central London.

Tenure: Leasehold Lease Length: approx. 86 year remaining
Service Charge: approx. £1,020 per annum Ground Rent: approx. £10 per annum



*London, North London
Sold*

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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”.