

THE MODERN HOUSE



*London N1
Sold*

Milner Square

This incredibly bright one-bedroom first-floor apartment, is located within the Barnsbury Square Conservation area on the handsome Milner Square in Islington.

The flat was extensively renovated in 2013, including new plumbing, electrics and wooden flooring throughout. Exceptionally high ceilings and bespoke double-height doors combine to create an overriding sense of volume within. The open-plan kitchen and living space is west-facing and has floor-to-ceiling sash windows with original shutters, which open to a Juliette balcony and overlook the garden square below. The kitchen / dining room has Smeg and Liebherr appliances, toughened-glass worktops, and custom stainless-steel shelving. Large sash windows flood the east-facing bedroom with morning light, and the central bathroom retains an original period radiator.

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Milner Square was built in 1839 to a neo-classical design by Roumieu & Gough, the architects responsible for nearby Almeida Theatre and the Prudential Assurance Office on Ludgate Hill. Many of the buildings on the Square were structurally renovated following bomb damage sustained during World War II, after which the central garden was converted from its initial purpose as a vegetable plot. In 1973 the square was acquired by Islington Council who have recently completed a renovation of the communal garden. Warwick Landscaping, responsible for the recent renovations at the Museum of London, directed the project.



Milner Square is quietly located within three minutes' walk of the shops and restaurants of Upper Street. The Underground is available at Highbury & Islington (Victoria Line), Angel (Northern Line) and Caledonian Road (Piccadilly Line), and Overground services can be found at Caledonian Road & Barnsbury. The Eurostar at King's Cross is also easily accessible. There is plenty of green space nearby, notably Barnard Park and Highbury Fields, as well as Milner Square itself. The area has some very good gastro pubs, particularly the Drapers Arms and the Albion.

Tenure: Leasehold Length: Approx. 100 years Service Charge: £60 per month



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”.