

THE MODERN HOUSE



London N1
Sold

Morton Road

Occupying the lower ground floor of a handsome brick-fronted Victorian townhouse on Morton Road, Islington, is this beautiful one-bedroom apartment with a large private garden. Located on a wide, tree-lined street in the East Canonbury Conservation Area, the home has recently been subject to a sympathetic refurbishment and has sole use of a wide, mature and secluded garden.

The Tour

The house is accessed off Elmore Street, through a timber fence and gate constructed of lateral timber slats. This opens to a wide garden laid to gravel, where stepping stones form a path to the main section of the garden. The plot is slightly lower at the rear than at the front; the topography is such that while the home is designated as being on the lower ground floor, it opens out onto a garden which is a mere two steps up from patio level.

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Entry is across a patio area laid with upturned brick. A set of sliding doors open to the former conservatory, now a dining area within the living room that has verdant views over the garden beyond. Black, metal-framed glazing surrounds the entire rear elevation and ceiling. The main living spaces are finished in a neutral palette, with white walls and timber parquet flooring complemented by black lighting and tubular Terma radiators in a copper finish.

The kitchen lies off the living area and contains an exposed timber beam, timber cabinetry and white tiles with dark grout. An internal hall leads to a walk-in shower and WC, where large plate floor tiles in a light grey contrast with the black sanitary ware and frame of the glazed shower screen. A double bedroom completes the plan; here, a sash window with timber shutters offers views across the front garden of the home above.

Outdoor Space

The large garden wraps around the home and is bounded along its Elmore Street perimeter by a high wall of London stock brick, topped with lateral timber slat fencing. It is a secluded, private environment, where mature trees are interspersed with shrubs and climbers set around the perimeter, including ceanothus and ferns. There is a patio area for alfresco dining, and the northwesterly orientation and width of the plot ensures plentiful afternoon sun. The boundary with the neighbouring gardens is formed of black painted timber fencing with trellis atop.

The Area

Morton Road is a wide, tree-lined terrace predominantly made up of large Victorian townhouses. It is located within easy reach of the shops and restaurants of Essex Road, Southgate Road and Upper Street. Dalston's arts venues, including the Arcola Theatre, are within walking distance to the east. The Scolt Head and De Beauvoir Arms are both excellent local pubs. The De Beauvoir Deli is a few moments away and is a firm favourite with locals, offering locally sourced produce alongside seasonal fruit and vegetables, sandwiches and salads.

Essex Road railway station is a short walk away, and there are excellent local bus links, offering very quick access to the City. The nearest Underground is Highbury & Islington (Victoria Line).

Tenure: Share of Freehold Lease Length: approx. 120 years remaining Service Charge: approx. £800 per annum Ground Rent: N/A Parking: Residents permits Council Tax Band: C (London Borough of Hackney)

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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”.