

THE MODERN HOUSE



*London N5
Sold*

Peckett Square

This bright one-bedroom apartment is located in Peckett Square, with views over the communal gardens from an elevated position on the second floor. The flat forms part of a mansion block, built in 1922, that is situated just to the north of the green open spaces of Highbury Fields.

The flat has been beautifully articulated by the current owner who has completely refurbished the space. Entrance is to a lateral hall, with living spaces at one end and a bedroom at the other. The well-proportioned living room and kitchen has three east-facing sash windows that attract the morning sun and look out over the communal allotments below.

The kitchen is sleek and minimal, perfect for a smaller space, topped with a white Quartz and fitted with useful storage cupboards. White-washed wooden floors extend through the living space right through to the bedroom at the other end of the hall. The bedroom has a wall of full-height cupboards and a large sash window that also faces east. The bathroom is tiled in white metro tiles and has a shower over the bath.

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The owner has installed a Nest system that runs the central heating, which is deployed through reconditioned classic-style radiators in each room.

The building itself was designed in 1922 by E C P Monson, the architect for Islington Town Hall that was built only a few years later in 1925.

Peckett Square is a cluster of mansion blocks located a short walk from the open spaces of both Clissold Park and Highbury Fields. Highbury Barn is around the corner, with its highly regarded butcher, deli and cheese shop. There are further facilities at Newington Green, including bakeries, a greengrocer, an Italian deli, a florist and a health-food shop, as well as numerous restaurants including the popular Primeur, Western Laundry (from the same people as Primeur), Farang and Perilla are all on the doorstep.

Upper Street, Stoke Newington and Dalston are all within easy reach. The Piccadilly Line is accessed from Arsenal Station and the Victoria Line from Highbury & Islington, and there is a fast train into the City from nearby Drayton Park station. There are also very good bus routes.

Tenure: Leasehold Lease Length: approx. 89 years Service Charge: approx. £1,106 per annum Ground Rent: £10 per annum Parking: Residents' parking available Council Tax: Band C



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”.