

THE MODERN HOUSE



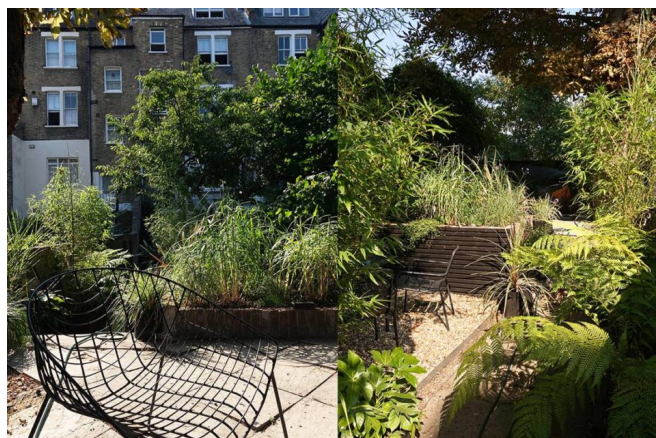
*London N5
Sold*

Petherton Road II

Newington Green's Petherton Road is an arresting avenue of Victorian villas, elegantly separated by a narrow, tree-lined strip of grassy parkland that follows the length of its route between Canonbury and the open expanses of Clissold Park. Set across the raised-ground floor of one of these villas is this excellent, light-filled apartment with private garden.

The interiors have been the subject of a sensitive renovation by the current owners. Original materials and features have been uncovered and celebrated, including solid-oak floorboards throughout and a stone fireplace in the living room. Alongside these original elements, contemporary additions create a truly modern set of living spaces, including a glazed box that sits over the dining area with views out across the garden and Zelig tiles in the bathroom.

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The apartment is entered on the raised ground floor with a short set of stairs leading to the front door. The bedroom is positioned at the front of the plan and is characterised by an elegant bay window, with white stucco detailing from the street; the bay's multiple aspects ensure a wonderful flow of natural light. There are built-in wardrobes and engineered floorboards underfoot.

The hallway leads past a bathroom with beautiful Zelig tiles in deep blue to the heart of the home, a large open-plan living and dining room. High ceilings are accentuated by full-height glazing over and around the dining area, with peaceful views over the garden beyond. The current owners have fitted bookshelves to one side, making excellent use of the ceiling height.

A modern kitchen in a galley configuration is positioned a few steps below the living room. There are cork tiles underfoot and plenty of storage space throughout. A glazed door leads from the kitchen, via a steel balcony, to the garden. There are two tiers to this outdoor area. The two sections towards the foot of the garden belong to this apartment. There are a large horse chestnut tree and a raised patio, lined with brick planters, perfect for dining outside in the warmer months.

Petherton Road is built over the New River, which opened in 1613 to supply London with drinking water from its source in Hertfordshire. It runs north from Canonbury station towards Clissold Park, perfectly positioned for the best of Highbury and neighbouring Stoke Newington. Newington Green has a wealth of great places to eat, including Jolene, Perilla and Primeur, while Highbury Barn is within easy reach, with its wonderful butcher Godfrey's, the new addition of Bourne's Fishmongers, Da Mario deli and the excellent original branch of La Fromagerie.

The green, open spaces of Clissold Park, Finsbury Park and Highbury Fields – which has tennis courts, a playground and a swimming pool – are also within easy walking distance.

The nearest station is Canonbury, for London Overground services to Highbury & Islington (Victoria Line), Shoreditch High Street and Stratford (Jubilee Line and Central Line, and DLR).

Tenure: Leasehold Lease Length: approx. 967 years remaining Service Charge: approx. £1,000 per annum Ground Rent: approx. £200 per annum Council Tax Band: D

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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”.