

THE MODERN HOUSE



*London N4
Sold*

Plimsoll Road

This four-bedroom Victorian terraced house has been refurbished to an exemplary standard by Paul Archer Design, who have combined period features with wonderful modern living spaces to create the ultimate recipe for family living.

The architects have taken the house back to its bones, and extended it at garden level and roof level. These extensions take the form of three simple boxes, in a hierarchy of sizes: the large box for the new family room, the medium box for the master suite, and the small box for the stairwell. Most of the original features have been kept and carefully restored.

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The centerpiece of the house is a fabulous split-level living, kitchen and dining space across the whole of the ground floor. The floor level has been lowered in the central kitchen area, creating outstanding ceiling height. The west-facing rear elevation is entirely glazed, bringing huge amounts of natural light into the space and transforming the relationship between house and garden. A laser-cut stainless-steel panel gives privacy from the neighbours and also patterned shade.

The house is practical as well as beautiful. There is a generous entrance hall with a coat cupboard, a separate utility room and downstairs WC. On the upper floors there is a large family bathroom with plenty of storage, and a very generous master suite with great views out to the old Arsenal Stadium. Materials have been kept simple but of good quality. The new extensions are in zinc and glass, and the worktops and bathroom units are of Corian. The new lowered ground floor is of polished concrete.

Plimsoll Road is located very close to two Underground stations: Finsbury Park (Victoria and Piccadilly Lines) and Arsenal (Piccadilly Line). Nearby Highbury Barn has an excellent butcher, a deli and the renowned cheese shop La Fromagerie. Further local amenities can be found on Blackstock Road, and the popular restaurants and shops of Islington's Upper Street are also within easy reach. The open spaces of Finsbury Park, Highbury Fields and Clissold Park are all nearby.

The architect Paul Archer established his eponymous design practice in 1999. He is noted, in particular, for his elegant extensions and conversions of period buildings, many of which are in Islington.



London, North London
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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”.