

THE MODERN HOUSE



*London N7
Sold*

Sturmer Way IV

Just five minutes' walk from Caledonian Road underground station, this one-bedroom apartment unfolds over the second floor of the iconic Sturmer Way Estate in Holloway. Designed by Sir Basil Spence, one of Britain's most celebrated modernist architects, the plan is cleverly arranged to maximise space and light throughout. An east-facing balcony flows from an open plan kitchen and living area, with plenty of space to enjoy views across the leafy communal gardens in the morning sunshine. Sturmer Way is excellently located for easy access to Highbury, Islington and Central London, with the green spaces of Finsbury Park, Highbury Fields and Caledonian Park all within walking distance.

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The Estate

Sturmer Way was designed in the 1970s by Sir Basil Spence, who, at the time, ran his architectural practice nearby. The plan, originally intended for the D-shaped site at Stock Orchard Crescent, comprises six red brick, low-rise housing blocks positioned around a central communal garden. The façades are stepped, overlooking the beautifully maintained lawn and garden, allowing each apartment to have its own outdoor space and as much natural light as possible.

The Tour

Sturmer Way is a private road that runs parallel with Caledonian Road, set behind a row of sweeping sycamore, plane and cherry trees. The building's striking exterior is characterised by red brick and punctuated with timber-framed windows. Inside, a neutral colour palette of white and soft grey helps draw natural light deep into the plan. Double glazing throughout the apartment enhances its energy efficiency.

There is stair access to the apartment, which lies on the second floor. A generous hallway leads into an open plan kitchen and living space where carefully preserved timber floorboards flow underfoot. There is ample space for a dining table and chairs in front of the extensive glazing that dominates the east elevation, allowing leafy views to serve as a backdrop. A glazed door opens onto the east-facing balcony that spans the length of the apartment.

An L-shaped breakfast bar framed by open shelving cleverly divides the two spaces while allowing natural light to filter into the fully integrated kitchen, where charcoal grey cabinetry provides ample storage.

A hallway, with a large storage cupboard at the end, extends from here. The main bedroom sits off one side, with generous timber-framed windows that frame a leafy vista. A glazed door from here provides alternate access to the balcony, enhancing the sense of flow between the internal and external living spaces. On the opposite side of the hallway is a sizeable bathroom replete with ceramic tiling and a combined bath and shower.

Outdoor Space

A glazed door opens from the living space onto an east-facing balcony, which is enclosed by a stone wall and brick detailing at each end. Overlooking mature specimen trees and the communal lawn below, it provides the perfect spot to read or enjoy a drink in the morning sunshine.

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Area Guide

Sturmer Way is in a brilliant location, adjacent to the Hillmarton Conservation Area and in easy reach of central Islington, Upper Street and King's Cross to the south, and Camden and Kentish Town to the west. Local facilities, including supermarkets, can be found on nearby Holloway Road. There are many good pubs and restaurants in the area, including Westerns Laundry towards Highbury Fields, the Tufnell Park Tavern to the north and The Drapers Arms and The Albion to the south.

There is plenty of green space nearby. Caledonian Park and Market Road Gardens are just over a 10-minute walk away. The latter has a popular indoor tennis centre and gym. To the east, Freightliners City Farm, in Paradise Park, and Highbury Fields are both reachable in 20 minutes.

Both Caledonian Road and Holloway underground stations are a short walk away, and there are numerous local bus routes into Central London. Caledonian Road & Barnsbury overground station is a 15-minute walk, running services to Stratford, Clapham Junction and Richmond.

Tenure: Leasehold Lease Length: approx. 121 years remaining Service Charge: approx. £1,050 per annum Council Tax Band: B

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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”.