

THE MODERN HOUSE



*London N7
Sold*

Sturmer Way

Located just a short walk from Caledonian Road Underground station, this wonderfully bright one-bedroom flat with balcony is situated on the second floor of a Local Authority building designed by Sir Basil Spence, one of Britain's most celebrated Modernist architects.

Upon entering the flat, there is a wide hallway, which could be used as a study area. This leads to an open-plan reception room and kitchen, with a door to a large balcony offering plenty of space for sitting out in the sunshine. The balcony can also be accessed from the double bedroom, and there is a modern bathroom. The flat has good storage, including a large wardrobe where the boiler used to be, and double glazing throughout. It is presented in excellent condition, having been fully refurbished by the current owners.

The estate has recently been redecorated throughout. The owners of this flat lease a garage at a cost of £83 per month.

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It is rare to find a property at this budget in such a central location. Sturmer Way is adjacent to the Hillmarton Conservation Area, within easy reach of central Islington, Upper Street and King's Cross to the south, as well as Camden and Kentish Town to the west. Local facilities, including supermarkets, can be found on Holloway Road. Both Caledonian Road and Holloway stations are a short walk away, and there are numerous local bus routes. Islington Indoor Tennis Centre, which also has a gym, can be found at Market Road. Freightliners City Farm by Paradise Park is also close by and the open spaces of Highbury Fields are to the east.

Lease: 122 years unexpired

Service charge: Approx £645 pa

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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”.