

THE MODERN HOUSE



*London N8
Sold*

Sydney Road

This exceptional three-bedroom townhouse with private garden on Sydney Road was built to a design by award-winning architect Julian Cowie. It sits on a quiet residential street on the northernmost rung of the Harringay Ladder and is part of a collection of contemporary townhouses that epitomise Cowie's deceptively simple approach to calm, flowing spaces, which exploit volume and light to wonderful effect.

The Tour

This particular house sits at the end of its terrace, set back from Sydney Road behind a private driveway with space for one car. Inside, the ground floor is configured off a long corridor that leads to the rear of the plan. To one side is a newly created study with a large window looking out the front of the house, adjoined by a new shower room.

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This sits next to the open-plan communal area, which is arguably one of the most impressive spaces in the house. The contemporary kitchen has birch-ply units and a wrap-around counter, which works as a breakfast bar, as well as a Smeg hob and oven and an overhead extractor by Fisher & Paykel. The neighbouring dining room has glazed doors that open directly to the patio and garden.

It is on the first floor that Cowie's skill with volume and light is most apparent. This floor is home to a generous double bedroom with en suite shower room at the front of the plan, and an impressive living room with double-height ceilings at the rear. Both of these rooms have glazed doors, with Juliet balconies overlooking the front of the house and the garden respectively. The living room is accessed via solid wood double doors and is a truly dramatic space, ideal for entertaining.

On the top floor are two double bedrooms and a family bathroom. A large skylight over the staircase allows natural light to flow through the core of the house and creates a bright landing area between the two bedrooms. The second bedroom, at the front, has built-in bookshelves of birch ply; while the third bedroom at the back of the house has built-in wardrobes and is used as a dressing room by the current owners.

Outdoor Space

The back garden is one of the house's most beautiful spots. Beyond the patio area, which is perfect for early evening drinks, the garden has been laid to gravel. The current owners have positioned mature potted plants and trees, including three silver birches at the foot of the garden, to create a tranquil space that seems to flow directly out from the dining room.

The Area

Sydney Road is very well located within an area known locally as the Harringay Ladder, with Green Lanes to the east and the green spaces of Finsbury Park to the south. There are plenty of good places to eat and drink in the area, including the popular Salisbury Hotel pub, a short walk away. The area is very attractive to families due to its proximity to well-regarded primary schools: Chestnuts, St Mary's Priory RC, North Harringay and South Harringay are all OFSTED-rated "good", with nearby Woodberry Down rated as "outstanding".

Turnpike Lane and Manor House are on the Piccadilly Line, with a journey time of around 15 minutes to central London. Harringay Green Lanes is on the stretch of Overground that runs between Gospel Oak and Barking, whilst Harringay rail station runs to Moorgate (around 16 minutes) and Welwyn Garden City (around 35 minutes).

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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”.