

THE MODERN HOUSE



Manor Gardens, London N7
Sold

The Beaux Arts Building IV

This fantastic two-bedroom duplex apartment is positioned on the top floor of the Beaux Arts Building in Manor Gardens, Islington. The apartment has been completely renovated by the architect owner in recent years, creating a set of bright, flexible living spaces with access to a dreamy roof terrace. The building has three private courtyard gardens for residents, as well as a 24-hour concierge, a gym, a sauna, a steam room, bike storage facilities and designated parking. Manor Gardens is within easy reach of the delights of Holloway, Tufnell Park, Archway and Islington, with nearby Underground and Overground services connecting citywide.

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The Architect

Originally designed by Wagner and Rutherford of Her Majesty's Architectural Works, the Beaux Arts Building was formerly the Money Order Office of the Post Office before it was converted into flats in the 1990s. Architectural historian Nikolaus Pevsner dates it to 1909 and describes the style as "an angular version of Edwardian Baroque [...] with brick channelling and a hint of Lutyens". The front façade alone makes it one of London's finest examples of the Beaux-Arts style.

The building's name is derived from the Beaux-Arts architectural style, a particular aesthetic taught at the École des Beaux-Arts in Paris in the 18th and 19th centuries. The original sales brochure for the building states that the foyer "divides into three wings, each named after leading exponents of the Beaux-Arts idiom... Garnier, Baltard and Labrousse, names that evoke the golden age of Beaux-Arts architecture".

The Tour

This particular apartment is positioned within the Garnier wing. Entry is gained via a grand entranceway and foyer, which joins one of the building's three private courtyard gardens at the rear. Beyond the foyer, with its large sections of glazing and elaborate Beaux-Arts adornments, there is a lift, with access across all floors, as well as to the residents' private gym with a sauna and steam room.

Internal accommodation extends to over 1,000 sq ft and is configured across two floors. The en suite master bedroom, at one end of the plan, has built-in wardrobes and a bespoke headboard unit with additional storage space. There are engineered walnut floorboards underfoot and two new large north-facing Crittall windows overlooking the green expanse of Royal Northern Gardens opposite.

The hallway extends past the entrance and an open study area to the open-plan kitchen, living and dining rooms. These spaces all have engineered oak parquet underfoot, whereas the hall area has engineered oak floorboards. The kitchen and dining areas are elevated a few steps above the living area, maximising the flow of light and exploiting the apartment's wonderful ceiling height. Cleverly concealed underfloor storage space extends across the entire width of the room. Off the hallway is a separate utility room.

The kitchen has white Corian worktops, smart integrated grey units and a breakfast bar. The adjoining dining area is positioned in front of two large windows.



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A staircase by the entrance leads up to the second floor; this space has been designed as a second bedroom with an en suite bathroom and access to the private and communal roof terraces, with separate doors to each. It is used by the current owners as an additional lounge and artist's studio. The adjacent terrace is an exceptional space for dining in the warmer months and has mature planters with integrated irrigation and lighting lining its deck, a suntrap seating area and far-reaching views of north-west London.

The Area

Manor Gardens is a quiet residential street, tucked away between Holloway Road and Hornsey Road in the Borough of Islington. The area is well-connected with plenty of excellent independent restaurants, pubs and shops. Local favourites include Fields, Provisions, Westerns Laundry and its sister restaurant Big Jo Bakery. Fiercely independent Fortress Road, bridging Tufnell Park and Kentish Town, is a 15-minute walk away. Highlights here include Diverse, Patron and Tabac Bar. The popular bars, restaurants and specialist food shops of Highbury and Upper Street are 35 minutes on foot, including local favourites Trullo, F.K.A.B.A.M and The Compton Arms.

The green spaces of Whittington Park, Tufnell Park Fields and Highbury Fields are easily reached on foot. The wide open spaces of Hampstead Heath, with its famous swimming ponds, are a 30-minute walk away.

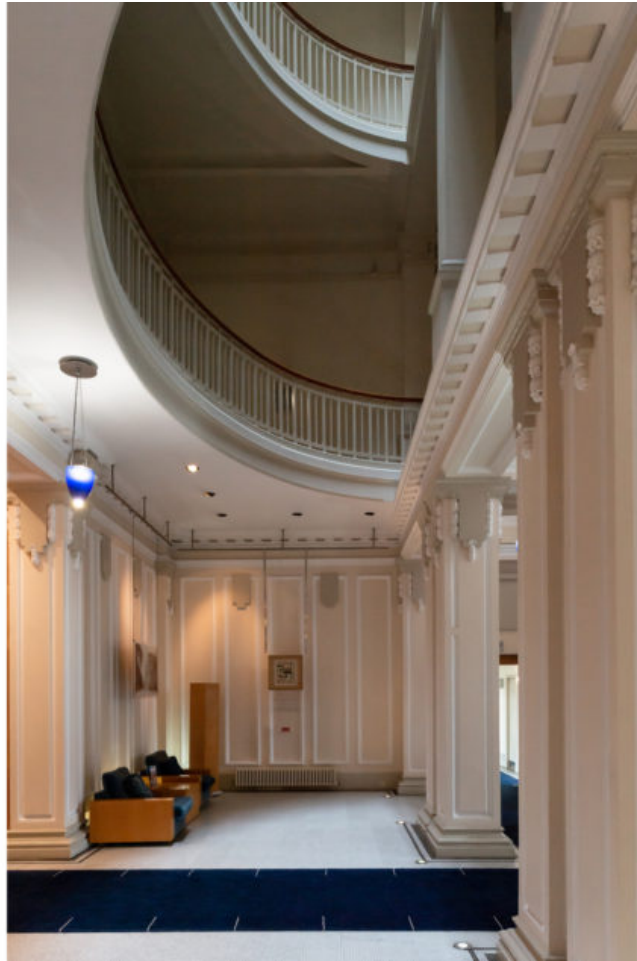
Two Ofsted "Outstanding"-rated primary schools, Yerbury Primary School and Grafton Primary School, are nearby.

There are three London Underground stations within walking distance. Archway for the Northern Line, Holloway Road for the Piccadilly Line and Finsbury Park for both the Piccadilly and Victoria Line. There are National Rail services at Finsbury Park, to Cambridge, Letchworth, Stevenage, Welwyn Garden City north of London, and Brighton, Gatwick Airport and Horsham to the south. For the Overground, Upper Holloway station is a 10 minute walk.

Secure car parking is available underneath the building subject to availability.

Tenure: Share of Freehold Lease Length: approx. 997 years remaining Service Charge: approx. £7,500 per annum (including 24-hour concierge, bike store, communal gardens maintenance, gym and sports facilities, CCTV and provision for the sinking fund) Ground Rent: n/a Council Tax Band: G

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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”.