

THE MODERN HOUSE



Barnsbury Square, London N1
Sold

The Old Bookbinders II

Exacting attention to detail paired with a wonderfully historic setting has created a collection of four exquisite apartments on the south side of Barnsbury Square. Truly distinctive in their aesthetic in this part of London, the semi-industrial bones of this former bookbinding workshop have been transformed into well-considered apartments with warehouse proportions and features. In these two expansive aluminium-framed windows welcome views of the gardens opposite while tactile wood, graphite and brass establish a layered textural finish throughout each apartment. The restaurants, cafes, and independent shops of Highbury and Angel are a short walk away.

The Development

This incredible collection of four apartments is set across the ground floor of a former bookbinders workshop. The apartments each have a different configuration, but they are united by the quality of light and materials that run throughout. There are two one-bedroom apartments and two two-bedroom apartments currently for sale. All have access to a courtyard garden or a balcony. Please see the floor plans for more detailed information.

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The Square

Barnsbury Square is in the heart of the Barnsbury Conservation Area, with an attractive, well-maintained central garden bordered by mature trees. The square was the site of a medieval grange belonging to the Canons of St Paul's. It was later owned by Ralph de Berners – where 'Barnsbury' gets its name. The 19th-century Lord of the manor, William Tufnell, parcelled up in the surrounding lands for development by a variety of builders who mapped the squares, streets and crescents maintained today. Together the surrounding streets of Regency and Victorian architecture chart the changing preferences from terraces to villas throughout the century. Much of this original architecture is wonderfully intact today.

The square, as it appears now, was largely developed as part of the Bishop Estate from 1834 onwards and is now a mixture of preserved Victorian villas and sensitive modern additions. This building is an unusual outlier, built in the early 1900s. Its architectural language is distinctive and more industrial than its neighbours but shares the same generous proportions.

The Tour

These two one-bedroom apartments sit at the front of the building. Both are centred around large open-plan kitchen, dining and living rooms with soaring ceilings. In these rooms, wide warehouse windows draw in light and frame views of the garden square. Textured graphite cabinetry is topped with sleek, cool quartz creating pleasingly layered kitchens with plenty of storage. Engineered wooden floors run throughout the living rooms. Both apartments have ample space for a distinct dining and living area, with one apartment zoned by a kitchen peninsula, establishing a wonderful sense of flow.

The bedrooms sit at the front of the apartment, enjoying the same garden views as the living rooms. Beautifully crafted built-in wardrobes ensure plenty of storage space, and warming carpet runs across the floors.

Both apartments open at the front to a slim terrace lined with slate tiles overlooking the leafy square. These are accessed through dramatic half-glazed warehouse doors in keeping with the building's original layout.

The bathrooms are finished in rich blue glazed tiles, subtle terrazzo details and large-form porcelain tiles across the floors. Both apartments have generous utility rooms and separate storage cupboards, making these incredibly functional spaces.

The Area

Barnsbury Square is just minutes from the boutiques, cafes and eateries of Upper Street, which is home to an abundance of amenities, from Ottolenghi to Gail's, the Almeida Theatre to The Old Red Lion Theatre & Pub. The charming Compton Arms and the wonderful Union Chapel are a couple of minutes' walk from the house.



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Islington High Street and the excellent Camden Passage are also close by. The area has excellent gastropubs, including The Drapers Arms and The Albion. Corbin and King's Bellanger is nearby on Islington Green.

The much-admired shops and restaurants of Highbury Barn are just north, through the green open space of Highbury Fields – which has tennis courts, a playground and a swimming pool. King's Cross and Coal Drops Yard are also within easy reach.

Several quality schools and universities are within easy reach.

The area enjoys excellent access to public transport, including several main bus routes to the City and central London. The Victoria Line at Highbury & Islington is a few minutes' walk from the house, and the Northern Line is available at Angel. The Eurostar at King's Cross St Pancras is also easily accessible, as are London's airports.

Tenure: Leasehold Lease Length: approx. 250 years remaining Service Charge: approx. £1,500 – £2,500 per annum Council Tax Band: pending assessment

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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”.