

THE MODERN HOUSE



Halliford Street, London N1
Sold

The Shop

The Shop is an outstanding property WITH A1 COMMERCIAL USE and a long lease of approximately 990 years, previously used as a photography studio and office.

The unit is arranged over two floors with its own frontage. It would suit a variety of creative businesses, offering flexible open-plan space in a sought-after Islington location.

Internal accommodation measures approximately 1,321 sq ft. The ground floor contains an expansive studio and open kitchen area, with a store room and a shower room at the rear. On the lower ground floor is another large open space that would suit a variety of uses. The interior was refurbished in recent years by the current owner.

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The Shop is located in east Canonbury, just off Essex Road. As well as the facilities of Essex Road, it is within walking distance of the shops, cafés, bars and restaurants on Upper Street. There are excellent local bus links. Highbury & Islington station provides quick access to the West End via the Victoria Line, Essex Road station is two stops from the City at Moorgate, and Canonbury station offers direct services to Canada Water. Nearby is the New River, a tranquil man-made waterway with mature trees that provides lovely walks. Highbury Fields has large areas of open space, as well as tennis courts and a swimming pool.



*London, North London
Sold*

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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”.