

THE MODERN HOUSE



*London N1
Sold*

Upper Bardsey Walk

This impeccably executed one-bedroom apartment lies on Upper Bardsey Walk, a high walkway within Darbourne & Darke's Marquess Estate in Canonbury. Recently renovated by its current architect owners, Built Works, the apartment is full of bespoke features including a handmade ply kitchen and sustainable resin floors. It lies immediately opposite New River Walk, a quiet and peaceful location with elevated views across the treetops, and is perfectly positioned for the best of Islington to the north and Dalston to the east. It also has access to a large communal garden. For more information about the Marquess Estate, please see the History section below.

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The Architect

John Darbourne (1935-91) and Geoffrey Darke (1929-2011) founded their architecture and landscape planning practice in 1961 after winning a prestigious project to build the Lillington Gardens estate in Westminster. After the success of the estate, Darke concentrated on housing work while Darbourne expanded into designing laboratories, offices, a stand for Chelsea FC and the landscaping of Heathrow Airport. Throughout the 1970s, the pair's housing in Stuttgart, Hanover and Bolzano won international accolades.

The Tour

Entrance to this section of the estate is immediately opposite New River Walk, where a communal staircase ascends to the upper walkways. This apartment unfolds across the second and third floors, with entrance from a paved patio area on the walkway. The front door opens into a hall with coat hooks and storage space for shoes to the right, and a sizeable utility cupboard to the left.



An open roundhead doorway leads into the open-plan living room and kitchen, which is characterised by three large sash windows that overlook New River Walk. Dual aspect, the room receives both east and westerly light, illuminating its carefully considered palette. Bespoke integrated cupboards and open shelving extend along one wall, all painted a muted green that characterises the space. A resin floor made of cork and natural oils flows throughout; extremely sustainable, the material also retains heat well and is warm underfoot in the cooler months.



The bespoke ply kitchen was handmade with the utmost care and consideration. Olive green cabinetry, finished with a furniture marmoleum, extends above and below the worktops, while the terrazzo-topped island (which is on wheels, so can be moved around the room as required) contains plenty of extra storage within. Open ply shelving on one wall provides further storage, which the current owners use as an open larder of sorts.

Newly carpeted stairs ascend to the third floor, which is home to the bedroom and bathroom. The bedroom is a calm, serene space, with walls painted a soothing grey-green that mirrors the tones of the floor below and the leaves of the trees outside. It has windows at both aspects, with plenty of space on the west-facing windowsill for planters. Full-height built-in wardrobes extend halfway along one wall, with the other half given over to a built-in desk or dressing table. Surrounded by ply, it faces a window, making it an excellent spot for work or quiet study.

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The bathroom on this floor is largely executed in a colourful Italian terrazzo, with fixtures in black chrome and a shower hidden behind frosted fluted glass. A vertical window ensures the room is suitably light and airy. There is underfloor heating throughout this room and the mirror is also heated to avoid condensation. During the renovation, new plumbing and electrics were installed; all the window frames were also replaced.

Outdoor Space

The apartment has access to a large communal garden at the centre of the estate, where there is a playground and several lawned areas. Immediately in front of the apartment is a patio area; positioned on the communal walkway, the space is a lovely spot for summer barbeques and socialising with neighbours.

The Area

Upper Bardsey Walk is only a short walk from the shops and restaurants of Upper Street, Canonbury and Dalston. Upper Street offers a wealth of retail, culinary and design shops, including Ottolenghi, Wild Swans, Le Creuset and twentytwentyone, as well as a host of national and independent retailers and restaurants. There are excellent pubs in the area, notably The Myddleton Arms and The Canonbury Tavern. Also nearby are the modern European restaurant Primeur, Vins wine bar, Jolene bakery and restaurant and the De Beauvoir Deli.

Immediately in front of the apartment is the New River Walk, a tranquil man-made waterway with mature trees and the perfect spot for a weekend stroll. Nearby, Highbury Fields has large areas of open green space, as well as tennis courts, a playground and a swimming pool. Clissold Park is also within easy reach, approximately a 15-minute walk away, and has tennis courts, a coffee shop and a family of resident deer.

There are excellent transport links in the area. Highbury & Islington provides quick access to the West End via the Victoria Line, Essex Road station is two stops from the City at Moorgate, and Canonbury Overground offers direct services to Canada Water and Hackney.

Tenure: Leasehold Lease Length: approx. 176 years remaining Service Charge: approx. £1,200 per annum Ground Rent: £10 per annum Council Tax Band: D

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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”.