

THE MODERN HOUSE



*London N4
Sold*

Widford Court

Situated between Clissold Park and the leafy streets of Highbury, this light-filled two-bedroom apartment, with large balcony, was completed in 2017 to a design by Henley Halebrown Architects. Careful attention has been paid to the proportions and finishes throughout, from the engineered-oak flooring to the floor-to-ceiling single-pane anodised windows in each room, which open fully to serve as Juliet balconies.

Thoughtfully conceived communal areas lead to the apartment's entrance on the third floor. The open-plan living room and kitchen is arranged in an L-shape around the balcony, with floor-to-ceiling windows and sliding doors. The outdoor space gets the afternoon sun and functions much like a sun-room.

THE MODERN HOUSE



Widford Court

The kitchen is neatly fitted in the corner of the living spaces with white cabinetry and Smeg appliances. Beyond this are two double bedrooms, one of which is being used as a bright study, and a bathroom. Along the hallway there is also a large cupboard with space for a washer-dryer and another coat cupboard by the entrance. The apartment has unusually high ceilings.

Surrounded by communal gardens and landscaped areas designed by Muf Architecture, community lies at the heart of the masterplan, which was developed by Henley Halebrown in collaboration with Karakusevic Carson Architects. They worked closely with local residents when designing the new buildings for the Clissold Quarter, and renovating the existing housing. Both architects' practices were formed with a strong focus on raising standards in social housing design and public buildings in the UK. By undertaking the project as a whole, they created a landscape that fulfilled the needs of both existing and new residents and opened-up the space to the public with new walkways that connect the park to Highbury and Islington. Residents were involved throughout the process, with regular steering-group meetings and public consultation events. The outcome is an arrangement of buildings that re-integrates the existing 1970s buildings with their Victorian surroundings and open public spaces.

Widford Court is brilliantly positioned near three green spaces; Finsbury Park, Clissold Park and the Parkland Walk, a disused railway line which has been transformed into a verdant pedestrian thoroughfare which runs from Finsbury Park to Highgate. Around the corner is Mountgrove Road which has a lovely coffee shop, Fink's Salt and Sweet, as well as natural wine shop and bar, Top Cuvée. Also within walking distance is Highbury Barn, with its wonderful butcher Godfrey's, the new addition of Bourne's Fishmongers, Da Mario deli and the excellent original branch of La Fromagerie. Much-loved Stoke Newington is within close reach, with Church Street home to Borough Wines, Whole Foods and The Good Egg.

Widford Court is a 12-minute walk to Arsenal and Manor House Underground stations (both Piccadilly line) while Finsbury Park Station (Victoria & Piccadilly line) is not much further and has Overground services to the South Coast and the South-east. There are excellent bus services from Green Lanes.

Tenure: Leasehold Lease length: approx. 122 years Service charge: approx. £2,177 per annum Ground rent: approx. £300 per annum



London, North London
Sold

THE MODERN HOUSE



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”.