

THE MODERN HOUSE



*London N1
Sold*

Arlington Avenue II

With a two-storey extension by the architects Paul Archer Design, and wonderfully refined interiors, this three-bedroom early Victorian end-of-terrace house is located on a no-through road in the Arlington Conservation Area.

The accommodation measures approximately 1,500 sq ft over three floors, with a flexible layout. The current owners use the two rooms on the raised ground floor as bedrooms, with a master bedroom and bathroom on the first floor. They have added a fabulous new glazed study in the extension, accessed via a set of paddle stairs. This opens onto a roof terrace overlooking the garden at the rear.

The lower floor has its own entrance, with a kitchen at the front, a dining area in the middle and a sitting room in the extension, opening onto the garden. There is a WC next to the kitchen and small utility cupboard beneath the stairs.

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The attention to detail is evident throughout. The master bedroom, for instance, contains a bespoke headboard and cupboards made using desks salvaged from a university, the bathroom has vintage French sanitaryware, and the kitchen uses curve-edged black and white porcelain tiles with contrasting grout. Original features have been preserved where possible, including the stripped timber floorboards, fireplaces, cornicing and staircase. The extension is clad in black-stained timber, with black Crittall windows and doors.

Darkroom is a highly regarded independent store and online shop based in London. The interior of this house reflects the company's love of graphic contrasts, the geometry found in tribal patterns and the structural simplicity of modern and postmodern design.

Arlington Avenue is a broad and peaceful residential street which runs alongside the Regent's Canal and is closed to through traffic. It has access to the gardens and amenities of Arlington Square. Despite its quiet situation, the house is within easy reach of the shops, bars and restaurants of Upper Street, Shoreditch, Hoxton and Clerkenwell. The Underground is available at Angel (Northern Line), and Old Street and Essex Road stations are also close by. Numerous bus routes provide easy access to the City and West End. To the south, significant redevelopment and investment is taking place in the area around City Basin and Old Street's 'Silicon Roundabout', as it attracts tech companies and creative talent from around the world.



*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”.