

# THE MODERN HOUSE



*Culford Mews, London N1*  
*Sold*

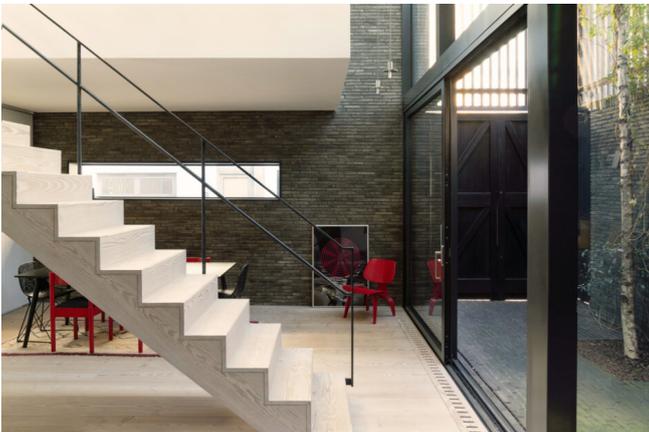
## **Blackbox House II**

Blackbox House is an exceptional reinterpretation of the traditional mews house. Designed by architects Form\_art in 2014, the house occupies a wonderful position on Culford Mews, a beautiful run of houses along a peaceful cobbled street in De Beauvoir, north London. Many of the neighbouring homes have been individually designed and converted for personal use by resident artists and makers.

### *The Architect*

Simultaneously developed as a house gallery and a gallery house, the design is a continuation of London-based architects Form\_art's work, in particular their ongoing engagement with the Tate. On the project, founding director of Form\_art Alison Mclellan stated: "In contrast to the traditional mews architecture of solid brick enclosures with tiny windows and little daylight, this design is filled with light, but still respects the contextual language of a 'solid box'."

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### *The Tour*

From the street, the house appears as a dark façade of slim Belgian Vande Moortel brick punctuated with narrow horizontal and vertical windows. Almost camouflaged, the entrance is set in an adjoining wooden wall. A lattice of wooden battens rises above the front door, allowing daylight through to the private, brick-paved courtyard beyond.

Floor-to-ceiling glazing borders two aspects of the courtyard, drawing light into the interior spaces. Vande Moortel bricks along the far side of the courtyard continue into the internal plan, bringing a wonderful texture to the decorative palette.

Open-plan living spaces stretch across the ground floor; here, it becomes clear that the flow of light has been the organising principle behind Blackbox House, with its galleried windows that stretch up across two storeys. On one side is an expansive living room with an elegant Barbas Bellfire as its focal point, and a skylight overhead. A dining table has been arranged on the opposite side, below a narrow strip window looking to the mews outside. The kitchen, partly concealed by a wall, is positioned behind the living room and has stainless steel worktops, integrated Gaggenau appliances and bespoke cabinetry throughout. A guest WC completes the ground-floor plan, with a bold orange rubberised floor and an original Barbican sink.

Dinesen Douglas fir floorboards run underfoot across the living areas, culminating in a bespoke Dinesen staircase. There's a small landing at the top of the stairs with a bedroom on either side. The smaller of the two is contained in a white box that projects over the dining area; with dual-aspect views over the mews and the courtyard, it also has an en suite shower room lined in birch ply with a red rubber floor. The well-proportioned master bedroom has plenty of storage within a wall of built-in wardrobes. Its large en suite has a freestanding bath, a shower and pretty views over the silver birch in the courtyard below.

### *Outdoor Space*

A private brick courtyard forms the entrance lobby to the home. The space contains a mature birch tree that reaches up to the roof of the house and casts shadows through the louvres, allowing for a subtle yet dazzling interplay of light in the living spaces below.

### *The Area*

Culford Mews is conveniently placed on the fringes of De Beauvoir. The nearby Balls Pond Road leads to Dalston in one direction and Highbury Corner in the other. London Fields and Broadway Market are a short walk to the east, where there's a delicious weekly food market. The Regent's Canal provides a footpath towards Victoria Park or Angel Islington. There are a number of great pubs and restaurants in the area, notably the De Beauvoir Arms, with the popular De Beauvoir Deli just around the corner. There are also excellent spots in neighbouring Canonbury and Highbury, both within easy walking distance.

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Dalston Junction is the nearest station, running London Overground services towards Shoreditch and Canada Water (Jubilee Line). Highbury & Islington has the Victoria Line and London Overground services towards Richmond. Angel, a short bus ride away, is on the Northern Line.

Council Tax Band: F



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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”.