

THE MODERN HOUSE



Highbury Estate, London N5
Sold

Bushfield House

This wonderfully bright three-bedroom apartment with private south-facing balcony is located on the third floor of a well-maintained 1930s building in Islington. The interiors have been carefully and completely renovated, using materials that are sympathetic to the building's original fabric to create a series of considered contemporary spaces. Bushfield House looks onto the treetops that line Highbury New Park and is within easy walking distance of the best of both Highbury and Newington Green, just a few minutes' walk from Highbury Fields and Clissold Park.

The Tour

The internal plan measures over 700 sq ft and is laid out on a north-south axis. Sun pours into the main living spaces throughout the day, while the kitchen and bathroom receive soft ambient and morning light. Entry is to a central hallway where cork floors pave the way to the living spaces on the right-hand side and three bedrooms to the left. This sensical layout is typical of these well-planned post-war buildings, where each space is carefully considered and well-proportioned.

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The living room has a large set of original Crittall doors that open onto the balcony, with excellent views of the Highbury Estate's gardens. Painted floorboards run underfoot and there are plenty of lovely original details including ceramic windowsills, as well as more recent interventions such as the tiled fireplace. The kitchen has been opened to the living room, creating an easy sense of flow between the spaces. In the kitchen, solid oak countertops sit above white cabinetry which houses concealed appliances. The windows look out onto pleasant views over the villas that line leafy Highbury New Park.

Each of the three bedrooms has a large in-built wardrobe and has been treated with the same attention to detail that is found throughout the apartment. The bathroom has been recently refinished with a large walk-in shower with monochrome tiling; the separate WC is replete with brass detailing.

The Area

Bushfield House is perfectly positioned for the best of Highbury, Islington and neighbouring Stoke Newington. The much-admired shops and restaurants of Highbury Barn are close by, such as Godfrey's butchers, Bourne's fishmongers, Da Mario deli, Thai restaurant Farang and the original branch of La Fromagerie. There are further delights to be found at Newington Green, including bakeries such as Jolene, a greengrocer, an Italian deli, a florist and a health-food shop, as well as numerous restaurants including the popular Primeur, Westerns Laundry, and Perilla.

The green open spaces of Clissold Park, Finsbury Park and Highbury Fields – which has tennis courts, a playground and a swimming pool – are also within easy walking distance.

The nearest station is Canonbury, for London Overground services towards Shoreditch High Street and Stratford (Jubilee Line and Central Line, and DLR). There are also very good bus routes and a fast train into the City from nearby Highbury and Islington station.

Tenure: Leasehold Lease Length: approx. 94 years remaining Service Charge: approx. £910 per annum (including: buildings insurance and repairs to shared areas and the outside of the building) Ground Rent: approx. £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”.