

THE MODERN HOUSE



*London N1
Sold*

Canonbury Grove III

This exceptionally characterful Grade II-listed Georgian townhouse is positioned on Canonbury Grove, an idyllic residential street that runs parallel to the leafy New River walk in Canonbury. With three bedrooms and a beautifully wild rear garden, the house has been carefully curated by the artist owner with help from the award-winning London practice, Archmongers.

The house is settled behind a pretty, gated front garden with stone steps to the raised ground floor entrance. There is a double reception room with white-washed reclaimed floorboards and large sash windows to the front and back. Archmongers have designed a clever system of built-in shelves to accommodate the owner's huge volume of books that now line the walls of the double room.

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The stairs to the lower ground floor kitchen and dining room are positioned at the back of the house, passing a delightful little cloakroom and a back door to the garden. The dining room and kitchen are joined as one, with space for a large table next to an open fireplace with wood-burning stove. Rich terracotta quarry tiles unite the loosely defined spaces. There is access to the garden through a glazed back door.

The first floor has an elegant master bedroom that fills the width of the house at the front, with views through two sash windows to the trees that line New River, and a beautifully proportioned bathroom that has a freestanding bath and built-in shower.

There are two bedrooms on the top floor that are built into the mansard roof, one of which was used as the owner's writing room.

Canonbury Grove is a quiet residential street within a short walk of the shops and restaurants on Upper Street. It has outstanding transport links: 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 station offers direct services to Canada Water. Opposite the house is the New River, a tranquil man-made waterway with mature trees that provides lovely walks. Nearby Highbury Fields has large areas of open space, as well as tennis courts, a playground and a swimming pool.



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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”.