

# THE MODERN HOUSE



*London N5  
Sold*

## Corsica Street I

An immaculately presented 3-bedroom apartment just off Highbury Fields, designed by the eminent architects Paxton Locher.

Accommodation amounts to approximately 1,650 sq ft. On the ground floor is an entrance hall (with hanging space for coats), leading to a reception room and open-plan kitchen / dining room. This double-height space has huge windows and is ideal for entertaining. Also on the ground floor is a bedroom with en-suite shower room, a cloakroom, and a large utility / larder off the reception room.

From the kitchen, a glass and steel spiral staircase leads up to a mezzanine study area of structural glass, fronted with climbing plants. Also on the first floor are two double bedrooms, each with en-suite bathrooms and large windows that overlook the main living space.

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The apartment forms part of a building that was converted into offices and flats by Paxton Locher in the 1990s. It is quietly located on Corsica Street, and is accessed via an electrically operated shutter gate. This particular apartment is situated at the rear, with views of the handsome Georgian houses on Highbury Place.

Paxton Locher have gained a reputation for turning difficult sites into spectacularly inventive homes for both themselves and their clients. These are characterised by their large, light living spaces, overlooked from first-floor level through glazed panels. Climbing plants are used on internal walls to bring the outdoors in, and steel and glass are the primary materials.

Highbury & Islington Underground station (Victoria Line) is nearby, and buses run regularly to Angel Underground station (Northern Line). Upper Street, with its popular bars, restaurants and shops, is within easy walking distance. More local shops are available at Highbury Barn, and there is a deli on Corsica Street itself. The apartment is just around the corner from the open spaces of Highbury Fields.

Tenure: Leasehold Lease: 999 years from June 1990 Service charge: £1,718.40 per annum



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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”.