

THE MODERN HOUSE



*London N5
Sold*

Hamilton Park West

Occupying a wonderfully discreet plot at the end of a quiet street in Highbury, this very rare modern property comprises a three-bedroom semi-detached house over two storeys and a separate one-bedroom artist's studio. It has an unusually large south-facing garden and off-street parking for two cars.

The main house dates from 1959-61, but was remodelled in 2013 by Zoe Papadopoulou, a design graduate from the Royal College of Art. It is entered via a large hallway with coat cupboards and under-stairs storage. Off the hall is a guest WC and utility room, and a study area in the corridor with further storage and a built-in desk. This leads to an outstanding kitchen and dining room that runs from front to back, with new double-glazed Velfac doors opening on to the garden. The kitchen has bespoke handmade units, a Corian worktop and Welsh quarry tiles on the floor. A white lye floor runs from the dining area into the adjacent reception room, which has generous amounts of glazing overlooking the garden.

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The first floor contains two double bedrooms at the rear, a single bedroom or study, and a generous modern bathroom with a freestanding bath and walk-in shower.

The main house is constructed from brick and burnt larch. It has been rewired and replumbed as part of the refurbishment, and is presented in excellent condition.

The artist's studio is a separate detached structure in the garden. It offers very useful ancillary accommodation for a nanny or granny, or would suit someone who works from home. It has a reception room with open-plan kitchen, a bedroom with a raised sleeping platform and storage beneath, and a shower room. Adjacent to the studio is a small garden office, which is insulated and has electricity, and there is also a separate shed for bicycles etc. The garden wraps around the house on three sides, with a large patio and a lawn.

The property is just a short walk from the open spaces of Highbury Fields, which has tennis courts, a playground and a swimming pool. Highbury Barn is around the corner, with its wonderful butcher, deli and the excellent cheese shop La Fromagerie. The Piccadilly Line is accessed from Arsenal Station and the Victoria Line from Highbury & Islington, and there is a fast train into the City from nearby Drayton Park station. There are also very good bus routes.



*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”.