

THE MODERN HOUSE



London N5
Sold

Kelross Road II

Combining period and modern architecture to exemplary effect, this substantial five-bedroom house with off-street parking is ideally suited to contemporary family living. It has been fully restored and extended by the current owners in collaboration with Paul Archer Design.

The property occupies a privileged position on a handsome red-brick late Victorian terrace, with vehicular access down the side of the plot to a secure shared yard at the rear. The garden gates open up to provide an off-street parking space, and there is also a garage available by separate negotiation.

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Internal accommodation measures approximately 2,719 sq ft over five floors. There is an entrance hall with original Victorian tiles, leading to a reception room with a bay window and beautiful parquet floor. A set of steps leads down to a fabulous kitchen and dining room in the extension. Light pours in through a huge bay window with French doors, as well as a newly extended side return with a fully glazed ceiling and end wall. There is a kitchen island made from Corian, and dark Valchromat kitchen cupboards that follow through to the garden, providing a seamless transition between inside and out.

The basement has been converted, and has its own access from the street. It is currently used as a playroom, but would work equally well as guest or nanny accommodation. There is a shower and WC beneath the stairs, a large amount of built-in storage, and a utility area behind folding doors.

The principal reception room is situated at the front on the first floor, with a big bay window that captures the evening light. The original floorboards have been sanded and oiled, and the Victorian fireplace and corning remain. There are two double bedrooms on this floor, with a shower room between. The second floor contains two further bedrooms, and a family bathroom with a heated Forbo floor.

The top floor is dedicated to a fantastic master suite extended into the eaves of the house, with excellent ceiling height and a skylight in the pitch of the roof. There is a row of built-in floating wardrobes along one wall, and a bespoke bed and headboard made from Valchromat on turned wooden legs. The open bathroom has a freestanding claw-foot bath and a sink mounted on a vintage cabinet.

The garden at the rear has various levels of decking, AstroTurf and paving, as well as a bespoke timber treehouse with hidden storage shed beneath. The current owners often leave the garden gates open during the day, so that their children can run around and cycle in the yard beyond.

The refurbishment of the property has been carried out to an exacting standard. All of the windows at the rear and at basement level have been replaced with double-glazed sashes. The house has been rewired and replumbed, there is a new roof with added insulation, and the brickwork has been repointed and sandblasted.

The property is just a short walk from the open spaces of both Clissold Park and Highbury Fields. Highbury Barn is around the corner, with its highly regarded butcher, deli and cheese shop. There are further facilities at Newington Green, including bakeries, a greengrocer, an Italian deli, a florist and a health-food shop, as well as numerous restaurants. Upper Street, Stoke Newington and Dalston are all within easy reach. 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.

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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”.