

THE MODERN HOUSE



*London N1
Sold*

Mildmay Grove North

This beautiful three-bedroom maisonette lies in the heart of Newington Green. It extends over 1,350 sq ft and has a private terrace with plenty of planting space and built-in seating, ideal for alfresco dining. The Victorian terrace spans three floors, within which original features have been seamlessly blended with contemporary design to create a carefully considered home that features bold colours and parquet flooring.

The Tour

A staircase leads to the shared, raised ground-floor entrance on Mildmay Grove North. The maisonette unfolds across the upper floors of the house, with the main living areas on the first floor. A voluminous reception room with two large, south-facing windows face the street, illuminated by natural light that floods across the space throughout the day. The room has been painted a deep, emerald green, which pairs beautifully with the parquet flooring underfoot.

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Across the hallway is a large contemporary kitchen with dark blue cabinets, quartz countertops and plenty of wooden shelving. A yellow ceiling provides a good dash of colour, as does the orange radiator in the hallway. Double doors lead from the kitchen to a sizeable terrace with a built-in seating area, that faces the neighbouring gardens beyond. A half-landing below leads to a bathroom with a brass shower at its centre and ceiling painted a wonderful clay orange, which beautifully complements the white tiling and cork exterior of the bath. There are also a pair of bespoke, steel framed mirrors on the left and righthand walls. A skylight overhead invites natural light in.



Ascending up the central hallway, a large sash window faces the gardens to the rear of the house. An original staircase painted a muted grey leads the way to the second floor, where two generously sized bedrooms can be found. Both the rooms have built-in shelving, plenty of cupboard space and large sash windows.

A bijou door leads to another staircase, also in grey, ascending to the third floor with a beautifully bright third bedroom; this could also easily be configured as an office space. There is a wet room on this floor, decorated with navy blue subway tiles.

The Area

The apartment is located within easy reach of the independent shops, cafes, restaurants and pubs of Dalston and Newington Green; Jolene, Three Sheets and Brilliant Corners are neighbourhood favourites. A short walk away is Primeur; recently described as “the perfect neighbourhood restaurant”, it serves modern European cuisine and natural wine on nearby Petherton Road. There are several green spaces nearby; Hackney Downs, Highbury Fields and Clissold Park with its tennis courts, cafe, beautiful lakes, and resident deer are local favourites.

Dalston Kingsland, Dalston Junction and Canonbury stations are all within easy reach and run Overground services to Highbury & Islington, Shoreditch and Stratford. A number of buses run into central London and the neighbouring Dalston area.

Tenure: Share of Freehold Lease Length: approx. 164 years
Service Charge: N/A



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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”.