

THE MODERN HOUSE



*London N1
Sold*

Mildmay Park

Offered for sale for the first time, this is one of north London's most iconic modern houses. Designed by Prewett Bizley Architects and built in 2002, it has been widely lauded in the architectural press for its ingenious use of space and imaginative detailing.

Occupying a site at the end of a Victorian terrace, the house is set over four storeys and measures 100 sq m (1,078 sq ft) internally. Upon entering, one is presented with a sculptural timber staircase that rises all the way through the house, almost like a bell tower. Down a few steps is an open-plan room, set very slightly below ground level, comprising the living, kitchen and dining areas. This fantastic space, with walls of white-painted brickwork, is flooded with natural light from the glazed roof. Above the dining table, small internal windows open onto the bedroom and hallway, an intriguing architectural detail that allows the air to circulate, keeping the rooms upstairs warm and the rooms downstairs cool.

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Up one flight of stairs is the master bedroom and bathroom. The next level contains the studio, which has a vast picture window providing views over the street towards Newington Green. This room could be used as a very large second bedroom if required.

On the top floor is a small utility / laundry room, nicknamed the potting shed, with shelves for garden storage, a workspace for potting up new seedlings, and a pulley washing-line system. This gives on to an “unofficial” roof terrace, which is planted with a variety of flowers.

Externally, the house is faced with dark Ibstock brick. It sits well within its context, the materials echoing those found on the Victorian houses to one side and the 1970s block to the other.

The house was the first completed project of the young practice Prewett Bizley. For more information about the architecture of the building, and to find out what the press say about it, see the History section below.

The house is located within a short walk of Canonbury station, which is part of the new East London Line scheduled for completion in 2011, with direct services to Canary Wharf. Highbury & Islington Underground station (Victoria Line) is approximately 15 minutes away on foot, and offers swift access to central London. There are also good local bus links.

Newington Green has a range of excellent facilities, including bakeries, a greengrocer, an Italian deli, a florist and a health-food shop, as well as Italian, Thai, Indian and Turkish restaurants. Further shops, cafés and restaurants can be found on Stoke Newington Church Street and Upper Street, and in Dalston. Open space is provided by Newington Green, as well as Clissold Park to the north and Highbury Fields to the west.

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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”.