

THE MODERN HOUSE



*London N4
Sold*

Queen's Drive

Please note, only flat 6 is available.

Located in the heart of Finsbury Park is Queen's Drive, a collection of three new apartments in a converted Victorian townhouse. Overseen by William Paul Architecture, the refurbishment of the building has resulted in three spaces that have been sensitively designed with the help of interior designer Victoria Todd to accentuate the most of their grand proportions. A pared-back material and colour palette mean all three apartments have an air of exceptional calm. The apartments are a short walk from Clissold Park, Stoke Newington Church Street, and Blackstock Road is at the end of the road, less than a five-minute walk away.

The Building

The converted Victorian townhouse is set back behind a generous front garden; large windows punctuate the handsome London stock brick façade, which is dressed with white stucco. There is a wide, square bay window on the raised ground floor and three sash windows with decorative stone arches lining the first floor.

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William Paul Architecture have used a simple aesthetic throughout, placing emphasis on volume and light, guided by original period proportions, high ceilings and sash windows. The new conversion benefits from a Build-Zone 10-year New Home warranty for each apartments.

The Tour

Access to the building is via a raised-ground floor communal hallway. Two two-bedroom apartments are available, one on the first floor and one on the second floor. There is also one one-bedroom duplex spanning the first and second floors. Each home is unique and has been artfully designed using a soft neutral palette to maximise natural light. All three apartments are characterised by high ceilings and sash windows, and each is grounded by engineered oak floorboards finished in a light wash.

All three apartments have a minimally designed kitchen with built-in grey Caesarstone quartz worktops and cabinetry. There are white-painted cast-iron radiators throughout. Sash windows in each look out over the front garden and tree-lined Queen's Drive at the front of the building and over neighbouring verdant gardens at the rear.

The two-bedroom apartments are set on a similar L-shaped plan, with an entrance hall dividing the two bedrooms from the open-plan kitchen, dining and living room.

The one-bedroom apartment has an open-plan kitchen, living and dining room on the first floor, with the bathroom and bedroom up a step of stairs positioned on the second.

All bathrooms are finished in Terrazzo tiles, with black fixtures and fittings, rainfall showers and baths.

Outdoor Space

All apartments have access to the communal garden at the front of the home, this space has wrought iron railings, low level planting and receive sun shade from a mature pine tree.

The Area

Queens Drive is conveniently positioned for all the amenities of Finsbury Park, Stroud Green and Stoke Newington, with extremely quick access to central London, via Finsbury Park station, which features a newly opened Picturehouse Cinema, Gail's and Boulangerie Bon Matin. Stroud Green Road, with its wide array of restaurants and shops, is a short walk past Finsbury Park. Also close by is Fink's Salt and Sweet, a cafe and neighbourhood hub which is famous for its excellent coffee.

Clissold Park lies at the end of the street, less than a five-minute walk south. The park has wide expanses of open lawns and is home to an aviary, menagerie, ponds and tennis courts, along with a modern, sustainably designed pavilion. There is also a skate park, children's playground and paddling pool. Its eastern side is home to the Grade II-listed, colonnaded Clissold Mansion, built in the 1790s for a local Quaker.

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Finsbury Park itself lies less than 10-minutes' walk away at the end of the street. Parkland Walk, a disused railway line that has been transformed into a green pedestrian thoroughfare, runs all the way from Finsbury Park to Highgate. The beautiful Clissold Park is less than five-minutes' walk away, and the nature reserve of Woodbury Wetlands, a haven for wildlife with 11 hectares of reed-fringed ponds and dykes, provides a verdant retreat within easy reach.

The area is very well served for primary schools. The nearby Holmleigh Primary School and Gillespie Primary School are both OFSTED-rated 'Outstanding'.

Manor House and Finsbury Park Underground stations (for Overground, Victoria and Piccadilly Lines) are less than a 10-minute walk from Queens Drive.

Photography above shows Apartment 6. Fittings and finishes are carried through across the three apartments in Queen's Drive.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 999 years remaining Service Charge: approx. £700 per annum Council Tax Band: D

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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”.