

THE MODERN HOUSE



*London N5
Sold*

Stavordale Road

This bright one-bedroom apartment is positioned on the lofty first floor of a handsome Victorian terraced house on Stavordale Road in Highbury. Oriented east to west, its generously proportioned spaces are dual aspect, allowing light to pour in throughout the day. Previously arranged with two bedrooms and now thoughtfully conceived with one large bedroom, the apartment was renovated in 2020 using a meticulously chosen palette of soft neutrals and bespoke joinery in Farrow & Ball's 'India Yellow' that elevates the elegant period bones of the building.

The Tour

Stavordale Road forms part of the smart streets of Victorian and Edwardian terraced houses that run from Highbury Fields north towards Highbury Square. Lined with mature trees and notably quiet, the area is known for its access to open spaces and parks, as well as a burgeoning café scene.

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This apartment is set on the first floor of a building at the southern end of the road, its sash windows currently adorned with window boxes spilling out with flowers. A communal stairwell leads from the ground floor to the entrance to this apartment; the front door is painted bubblegum pink. A central corridor houses a large store cupboard and links the living spaces on the right of the plan to the bedroom on the left.

The kitchen is arranged at the eastern side of the living space; a butler sink sits under the window to catch the morning rays. This room was completely renovated by the current owner, and a new kitchen by InJoinery in a deep yellow is set under Carrara marble countertops and encompasses a freestanding stainless steel Smeg cooker while the other appliances and storage is concealed. The space has a natural delineation care of the chimney breast, and the other side of the room has been fitted with floor-to-ceiling bookshelves aside space for the sofa. Reclaimed Victorian Baltic pine floorboards from LASSCO run throughout and have been washed with white oil to create a lovely pale hue. These contrast with the warm tones of the stripped doors and harmonise with Farrow & Ball's Slipper Satin used on the walls.

The bathroom is at the centre of the floorplan. The façade of the house is set with three large original sash windows, one of which ensures that this room is full of natural light. Across the hall, the current owner removed a partition wall to open two smaller bedrooms into one large space with room enough for a desk. Bespoke birch-faced plywood joinery fills the recesses on either side of the chimney breast to create useful storage and display shelves. There is a prevailing sense of calm throughout the apartment, with every window framing views over the neighbouring treetops.

The Area

Stavordale Road is within walking distance of Highbury, Newington Green and Stoke Newington and is close to some of the city's best parks. Clissold Park, Finsbury Park and Highbury Fields – which has tennis courts, a playground and a swimming pool – are also within easy walking distance.

Highbury Barn is within easy reach, with its excellent butcher Godfreys, the new addition of Bourne's Fishmongers, Da Mario deli and the original branch of La Fromagerie. Nearby, Westerns Laundry serve great food; Prawn on the Lawn has first-rate seafood, there is award-winning Thai food from Farang, while Sawyer and Gray has coffee and cake.

We've written more about our recommendations in Highbury in our Journal.



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The apartment is eight minutes' walk from Arsenal (Piccadilly Line), and 14 minutes' walk from Highbury & Islington (Victoria Line and Overground) tube stations, and just a short distance further from Canonbury Overground. Drayton Park railway is also close at hand. There are plenty of excellent bus routes in the area.

Tenure: Share of Freehold Lease Length: Approx. 975 years remaining Service Charge: Approx. £200 per annum Council Tax Band: D

Please note that this property is owned by a previous employee of The Modern House Ltd.



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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”.