

THE MODERN HOUSE



*London N5
Sold*

Aubert Park

This lovely two-bedroom apartment, which is at tree-top level, is located in an elegant Victorian villa on Aubert Park in Highbury. Occupying the top floor, it has fantastic far-reaching views south and west from the terrace and sun room, and north from the master and second bedroom.

Currently owned by a specialist decorator who has worked with John Pawson, the property has a minimal aesthetic. The walls have a soft sheen from a gypsum, silver sand mica render and there are high ceilings throughout. The incredibly peaceful accommodation has been organised flexibly for working at home.

Entry is to a neat lobby from the second floor, with bespoke shoe shelves and under-stair storage. A staircase leads up a level, and from here the hallway opens onto the living space, which is flooded with natural light. There is a set of large glass doors to the sun room, which is currently used as a painting studio. Terracotta floor tiles continue to the roof terrace, creating a seamless indoor/outdoor space.

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A set of full-height double doors framed by white cabinetry and beautifully unusual wax-sealed lead tiles, open onto the kitchen. There are smart architectural details throughout the apartment. The hallway has a huge single pane window, and has been neatly organised as a home office with white bookshelves and cabinetry.

The master bedroom has built-in double wardrobes that also form the bedhead, extensive storage that leaves the space uncluttered, and a beautifully restored cast-iron radiator. Both bedrooms have uninterrupted views to the other side of London.



The family bathroom, in contrast to the minimal interiors elsewhere, is decorated in colourful homage to Mexican architect Luis Barragan with a yellow ochre, marble, white cement and mica adobe render that incorporates a lovely reclaimed butler sink.

This building is exceptionally well-maintained, and resident-managed. There are newly paved gardens in front of the building, planted with specimen plants including ceanothus, tree peony, quince and hydrangeas. The unusually large walled garden behind the building is shared, and also houses bicycle storage.

Aubert Park is a wide tree-lined road, named after the Victorian astronomer Alexander Aubert who built his observatory on its privileged position. Highbury Barn is within easy reach, with its wonderful butcher Godfrey's, the new addition of Bourne's Fishmongers, Da Mario deli and the excellent original branch of La Fromagerie.

Nearby, Westerns Laundry serve great food, Prawn on the Lawn has excellent seafood, there is award-winning Thai food from Farang, while Sawyer and Gray has coffee and cake. Clissold Park, Finsbury Park and Highbury Fields – which has tennis courts, a playground and a swimming pool – are also within easy walking distance.

Aubert Park is seven minutes walk from Arsenal Underground station (Piccadilly line), and Drayton Park (Overground) and Highbury & Islington (Victoria Line and Overground) stations are also nearby.

Tenure: Share of freehold Lease length: approx. 999 years
Service charge: approx £1,500 per annum (including £600 sink fund)



*London, North London
Sold*

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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”.