

THE MODERN HOUSE



Hornsey Road, London N7
£875,000 Leasehold

L'Ecole Building

This beautiful two-bedroom apartment is set on the second floor of a former Victorian school building in Islington, north London. With over 1,100 sq ft of space, lofty proportions and tall double-height windows, the interior spaces have a bright and lofty feel. The building is well-placed for the various delights of the Holloway Road, with Highbury, Islington and Canonbury all in easy reach.

The Tour

L'Ecole Building sits in a private gated development consisting of three individually designed blocks. This 'Block A' apartment unfolds inside a refurbished Victorian building, the insignia of the 19th-century London Schools Board emblazoned proudly on its red-brick façade.

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A communal staircase leads to the entrance on the second floor. In the foyer, there is a generous space for coats before passing into the central living area, which was once a classroom. Soaring ceilings add volume to the generous space, which is bathed in light from three identical arched sash windows that look across to Arsenal's Emirates Stadium opposite. The engineered oak flooring that runs throughout the plan works with a neutral colour palette to imbue the space with a warm feel.

At the back of the plan is a large open-plan kitchen with black cabinetry beneath the mezzanine. A well-conceived wall of smart storage cupboards is positioned at one end of the living room.

Next to the staircase is a neat WC. Upstairs, on the mezzanine level, are two bedrooms and a family bathroom. Full-height glazing separates the bedrooms from the living space downstairs and borrows some of the copious amounts of light that bounce around below. The bathroom on this level is fitted with a bath, separate shower, basin and WC.

An onsite parking space is included in the sale on a separate deed.

Area Guide

The L'Ecole Building is excellently located on Hornsey Road, which borders the inimitable Holloway Road. Although the area is well-connected, there are plenty of excellent independent restaurants, pubs and shops on its doorstep; minutes away is the much-loved Xi'an Impression. Other local favourites include Westerns Laundry and Provisions. The popular bars, restaurants and specialist food shops of Highbury and Upper Street are 15 minutes away on foot. Highlights here include Trullo, F.K.A.B.A.M and The Compton Arms.

In terms of outdoor space, the glorious greenery of Highbury Fields is a 12-minute walk away, where you can barbeque, play tennis or swim in the indoor pool.

Islington has many primary schools rated "Outstanding" by Ofsted as well as two "Outstanding" secondary schools nearby: Highbury Fields and St. Mary Magdelene.

Hornsey Road has excellent bus connections towards the City. The nearest railway station Holloway Road (Piccadilly Line) is a three-minute walk from the apartment. Drayton Park (Great Northern Rail) has links to Old Street and Moorgate is 7 minutes on foot, while Highbury & Islington (Victoria, Overground and Great Northern Rail) is a 15-minute walk away. Tenure: Leasehold Lease Length: Approx. 104 years remaining Service Charge: Approx. £5,000 per annum Ground Rent: £300 per annum Council Tax Band: F



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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”.