

THE MODERN HOUSE



*London N19
Sold*

Ecohouse, Fairbridge Road

Offered for sale is a plot of land with planning permission for a two-bedroom ecohouse arranged over three floors with a courtyard garden and a terrace.

The design for the house has been drawn up by the architect Jo Lewinski. The proposed accommodation measures approximately 1,036 sq ft (96.3 sq m). The lower ground floor contains an open-plan living / kitchen / dining room, with access to the courtyard garden, as well as a guest WC; the ground floor contains a bedroom with access to the terrace, and a shower room; and the first floor contains the master bedroom with en-suite bathroom.

The proposed property is an ecohouse with a sustainable approach to materials and water usage, incorporating solar water heating and a green roof. Part of the west elevation is a green wall, which will create visual interest and colour throughout the year.

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The site is rectangular and measures approximately 12m x 6m. It consists of two single-storey walls to the north and east with a door from Fairbridge Road, which is a wide road with parking bays on both sides (and links Holloway Road to Hornsey Road). To the south of the site is the garden of 730 Holloway Road. To the northeast is 2a Fairbridge Road, which is a five-storey warehouse building containing apartments and B1 units. To the west is 732 Holloway Road, which sits in a small row of four-storey properties subdivided into apartments.

Archway Underground station is a short walk away, providing a quick link to the City and the West End via the Northern Line. Upper Holloway station is also close by, and there are excellent local bus routes from Holloway Road. St Johns Grove has a Saturday market, and there are a number of shops locally, including a Sainsbury's. Waterlow Park and Highgate Village are accessible on foot or by bus to the north, and further open space can be found at Finsbury Park and Hampstead Heath slightly further afield.

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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”.