

THE MODERN HOUSE



*London N5
Sold*

Kelross Road

The design of this substantial five-bedroom house showcases a masterful marriage of period and contemporary architecture across its 2,719 sq ft. It was renovated in recent years in collaboration with Paul Archer Design to create versatile, open and light-filled spaces across its five principal levels. There is an independent lower-ground studio, a wonderful south-facing private garden and a garage available by separate negotiation.

The Tour

The house occupies a privileged position on a handsome red-brick late-Victorian terrace. An entrance hall with original Victorian tiles leads to a reception room with a bay window and a beautiful parquet floor. Steps descend to an excellent kitchen and dining room arranged within the extension. Light pours in through a huge bay window with French doors, with further light welcomed through an extended side return with a fully glazed ceiling and end wall. The kitchen island is made from Corian; dark Valchromat cupboards extend to the garden, creating a sense of seamless transition between inside and out.

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The converted basement has its own access from the street. It is currently used as a studio but would work equally well as guest or nanny accommodation. There is a shower and WC beneath the stairs, a large amount of built-in storage, and a utility area concealed behind folding doors.

The principal reception room is situated at the front of the first-floor plan, where a large bay window captures the evening light. The original floorboards have been sanded and oiled, and the Victorian fireplace and cornicing remain. There are two double bedrooms on this floor, with a shower room between. The second floor contains two further bedrooms and a family bathroom with a heated Forbo floor.

The top floor is dedicated to a fantastic main suite extended into the eaves of the house, with excellent ceiling height and a skylight in the roof's pitch. A row of built-in floating wardrobes extends along one wall, and there is a bespoke bed and headboard made from Valchromat on turned wooden legs. The open bathroom has a freestanding claw-foot bath and a sink mounted on a vintage cabinet.

The refurbishment has been carried out to an exacting standard, replacing windows at the rear and at basement level with double-glazed sashes. The house was rewired and replumbed, and the roof was replaced with added insulation; the brickwork has also been repointed and sandblasted.

Outdoor Space

The garden at the rear has various levels of decking, AstroTurf and paving, as well as a bespoke timber treehouse with a hidden storage shed beneath. Past owners have often left the garden gates open during the day, so that their children can run around and cycle in the yard beyond.

The Area

Highbury Barn is seconds away, with its wonderful butcher Godfrey's, Bourne's Fishmongers, Da Mario deli and the excellent original branch of La Fromagerie. Nearby Newington Green has a wealth of great places to eat; Esters and Jolene are particular neighbourhood favourites. Much-loved Church Street is home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other independent businesses. Dalston is also within easy reach.

The green, open spaces of Highbury Fields – which has tennis courts, a playground and a swimming pool – Clissold Park and Finsbury Park are within easy walking distance.

The Piccadilly Line is accessed from Arsenal Station and the Victoria Line from Highbury & Islington; there is also a fast train into the City from nearby Drayton Park station. There are also very good bus routes.

Council Tax Band: G

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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”.