

THE MODERN HOUSE



*London N1
Sold*

Mica House

Located on one of Islington's finest garden squares, Mica House is a highly sought-after, well-maintained factory conversion in the heart of the Barnsbury Conservation area consisting of only eight units. Rare to the market is this generously proportioned two-bedroom loft apartment on the first floor of the building, which is entirely south facing and has off-street parking.

Entrance is to a beautifully bright 24-feet open-plan main living space with reception room at one end and a large modern kitchen and dining area at the other. The kitchen, with its Corian worktop, is flanked by two south-facing balconies accessed via impressive overhead retractable glass doors with views of leafy Mountfort Terrace gardens and Barnsbury Square.

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Further into the property is a utility room, a wet room and the first double bedroom. At the end of the hall is the master bedroom with open en-suite bathroom and separate toilet as well as built in wardrobes. Windows in both bedrooms make the most of the pleasing gardens opposite. There is extensive storage throughout the apartment including a long row of cupboards that serve the kitchen and dining area. There is a secure parking space in a rear courtyard of the building and a bike room at the rear entrance.

The conversion has been sympathetic to its industrial past particularly apparent in the proportions of the original windows, which have exposed concrete sills. There is a beautiful walnut floor (with underfloor heating) that runs throughout.

Mica House was built in 1935 by Chamberlain & Williams as the Micanite factory, and was converted into six apartments in 1995 by the celebrated architects Paxton Locher. It is quietly located among beautiful Georgian terraces, surrounded by trees.

The Underground is available at Highbury & Islington (Victoria Line), Angel (Northern Line) and Caledonian Road (Piccadilly Line), and Overground services can be found at Caledonian Road & Barnsbury. The Eurostar at Kings Cross is also easily accessible. Green space is provided by Barnard Park and Highbury Fields, as well as by Barnsbury Square itself. Barnsbury has some very good gastro-pubs, notably the Drapers Arms and the Albion. The shops and restaurants of Upper Street are also within walking distance.

Tenure: Share of freehold Lease Length: approx. 976 (999 years from 1994)

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”.