

THE MODERN HOUSE



*London N1
Sold*

Oakley Road

This fantastic one-bedroom apartment occupies the raised ground floor of a grand Victorian residence in the heart of De Beauvoir, a short walk from Dalston, Shoreditch, De Beauvoir Square and the Regent's Canal. The apartment has been renovated to a meticulous standard throughout, resulting in a set of spaces that honour their traditional proportions, while prioritising a truly modern approach to living.

The Tour

The exterior is defined by its Victorian architectural features; the villas and townhouses that form the smart terrace along Oakley Road all have façades of London stock brick, punctuated by sash windows surrounded by white stucco frames. The windows stretch up to the full height of the raised ground floor, allowing plenty of natural light into the homes within.

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Sold

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Upon entry, via a small but well-kept front garden, the apartment opens out on its south-facing aspect to a large and incredibly bright living room. Characterised by a full-height oak-framed sash window, this space bears all the hallmarks of Victorian design, including ceilings in excess of three metres high, reconditioned oak floorboards and an elegant fireplace. Double doors with sleek contemporary handles allow this room to be closed off from the rest of the apartment, creating privacy when needed.

In the hallway, a recess has been cleverly converted into a study area, with fitted shelves and the perfect amount of space for a desk.

Along the hallway is a compact kitchen with stainless steel units, solid oak worktops and a Smeg oven. Glazing above the worktop provides sweeping verdant views across neighbouring gardens. There is a useful adjoining utility area, which has space for a Smeg fridge/freezer and a washer/dryer.

The main bedroom is located between the kitchen and living room. This peaceful space has similar qualities to the living room, albeit on a slightly smaller scale, with high ceilings and a large sash window that frames leafy views over neighbouring gardens. There are significant amounts of built-in wardrobe space and handy bookshelves by the bed. The adjacent bathroom has been finished with simple white tiles and has a full-size bath and shower, plus mirrored cabinets and an oak shelf for storage.

The building has been fully upgraded externally including a repointed façade, stone steps, landscaped garden and roof renovation.

The Area

Oakley Road is a wide, tree-lined terrace predominantly made up of large Victorian townhouses. It is located within easy reach of the shops and restaurants of Essex Road, Southgate Road and Upper Street. Dalston's arts venues, including the Arcola Theatre, are within walking distance to the east. The Scolt Head and De Beauvoir Arms are both excellent local pubs. The De Beauvoir Deli is a few moments away and is a firm favourite with locals, offering locally sourced produce alongside seasonal fruit and vegetables, sandwiches and salads.

Essex Road railway station is a short walk away, and there are excellent local bus links offering quick access to the City. The nearest Underground is Highbury & Islington (Victoria Line), which also runs Overground services.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 984 years remaining Council Tax Band: D

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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”.