

THE MODERN HOUSE



*London N7
Sold*

Sturmer Way II

This wonderfully bright one-bedroom apartment with a balcony, is situated on the second floor of a Local Authority building designed by Sir Basil Spence, one of Britain's most celebrated Modernist architects. Located on Sturmer Way, the apartment is in a fantastically central position, minutes away from Caledonian Road Underground station.

The housing scheme was designed and built by Sir Basil Spence in the 1970s who, at the time, ran his practice from nearby. The plans, originally intended for the D-shaped site at Stock Orchard Crescent, constitute six red-brick, low-rise housing blocks positioned around a central communal garden. The facades are stepped, allowing each apartment to have its own private terrace, or garden, and as much natural light as possible.

Upon entering the apartment, there is a wide hallway with fitted cupboards for coats and shoes. This leads to an open-plan reception room and kitchen, with floor-to-ceiling windows. A door opens onto a generous, east-facing balcony which overlooks the communal garden and offers plenty of space for sitting out in the sunshine.

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The apartment, recently renovated by the current owners, is a bright space with a contemporary interior. The kitchen is a modern interpretation of the original, with white cabinetry, a square-tiled splashback and hidden shelves which form a division with the living area.

The balcony can also be accessed from the adjacent double bedroom, which shares the green views over the communal garden. The bathroom has green brick tiles on the walls and dressing room lights next to the mirror.

There is a good provision of storage throughout the apartment, including a walk-in wardrobe, which could easily convert to a study or utility space. An additional storage cupboard can also be rented for a nominal fee from the council.

Sturmer Way is in a brilliant location, adjacent to the Hillmarton Conservation Area and within easy reach of central Islington, Upper Street and King's Cross to the south, as well as Camden and Kentish Town to the west. Local facilities, including supermarkets, can be found on Holloway Road. There are many good pubs and restaurants in the area, including Westerns Laundry towards Highbury Fields, the Tufnell Park Tavern to the north and the numerous pubs such as The Drapers Arms and The Albion to the south.

Both Caledonian Road and Holloway stations are a short walk away, and there are numerous local bus routes into central London. Islington Indoor Tennis Centre, which also has a gym, can be found at Market Road. Freightliners City Farm by Paradise Park is also close by whilst Hampstead Heath is a 15 minute cycle ride away.

Tenure: Leasehold Lease length: approx. 87 years Service charge: approx. £1,250 pa

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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”.