

# THE MODERN HOUSE



*Alwyne Road, London N1*  
*Sold*

## Abbotts Close

Nestled in the heart of Canonbury, this two-bedroom apartment occupies an enviable position on a no-through road just a few minutes from New River Walk. Surrounded by communal gardens, the apartment is defined by a peaceful, secluded atmosphere, which is aided by a pared-back interior palette and its position on the top floor of the building. There is a private balcony, while the larger green spaces of Highbury Fields and Clissold Park are within easy walking distance.

### *The Tour*

The buildings that make up Abbotts Close were constructed in 1958 to house police officers. They have since been converted into private residences, and are brilliantly positioned in the centre of Canonbury. This apartment lies on the second floor and feels wonderfully quiet care of its elevated position.

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Light enters the apartment from four sides, ensuring it remains bright throughout the day. The living room is dual aspect and has beautiful views over surrounding treetops, while the main bedroom is flooded with light from a glazed door that opens to the balcony. Bamboo flooring extends throughout, creating a warm, tactile grounding to the interior spaces.

A dash of colour is brought to the scheme in the kitchen, where a green rubber floor sits below white cabinetry and wooden worktops. A large window over the sink frames leafy views, while a built-in workbench creates an adjacent breakfast bar.

Storage takes the form of two large cupboards in the hallway, and built-in wardrobes in both bedrooms. The second bedroom is also home to a bespoke piece of birch ply joinery, from which a bed folds out when required. This allows the space to be wonderfully versatile, and also work well as an office if needed.

### *Outdoor Space*

The balcony can be accessed from both the living room and the main bedroom; it has beautiful views over the carefully maintained communal gardens and makes a wonderful spot to sit with a morning coffee.

The communal gardens wrap around the buildings that form Abbotts Close. Expanses of luscious lawns are bordered by thoughtfully planted raised borders, creating a peaceful, secluded retreat in nature.

### *The Area*

Abbotts Close is only a short walk from the shops and restaurants of Upper Street, Canonbury and Dalston. Upper Street offers a wealth of retail, culinary and design shops, including Ottolenghi, Wild Swans, Le Creuset and twentytwentyone, as well as a host of national and independent retailers and restaurants. There are excellent pubs in the area, notably The Myddleton Arms and The Canonbury Tavern. Also nearby are the modern European restaurant Primeur, Vins wine bar, Jolene bakery and restaurant and the De Beauvoir Deli.

A minute's walk from the apartment is New River Walk, a tranquil man-made waterway with mature trees and the perfect spot for a weekend stroll. Nearby, Highbury Fields has large areas of open green space, as well as tennis courts, a playground and a swimming pool. Clissold Park is also within easy reach, approximately a 15-minute walk away, and has tennis courts, a coffee shop and a family of resident deer.

There are excellent transport links in the area. Highbury & Islington provides quick access to the West End via the Victoria Line, Essex Road station is two stops from the City at Moorgate, and Canonbury Overground offers direct services to Canada Water and Hackney.



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Tenure: Share of Freehold Lease Length: approx. 103 years remaining  
Service Charge: approx. £2,500 per annum  
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”.