

# INIGO



## *Compton Road*

LONDON N1

SOLD

Set on a quiet leafy street in the Canonbury Conservation Area, this one-bedroom apartment is wonderfully tranquil. Occupying the lower-ground floor of a Grade II-listed early Victorian building, the façade exudes elegance with a white portico and neat stucco detailing. Inside, the space is bathed in natural light due to its floor-to-ceiling windows that grace both the front and rear. Thoughtfully designed, the apartment has an airy feel and uses space efficiently. There is direct access to an expansive communal garden planted with mature shrubbery and rose bushes. From the apartment, there are fantastic public transport connections and a lively community with nearby shops and restaurants.

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### *Setting the Scene*

Canonbury's residential legacy dates back to the 1300s when Canonbury House and its iconic tower were erected. Originally an isolated manor house, the area began to flourish in the 18th century with the emergence of notable developments, including the esteemed Canonbury Tavern in 1730. A concentrated effort ensued, resulting in the creation of charming rows of terraced houses and villas that predominantly showcase Georgian and early Victorian architecture by the mid-19th century.

The present house proudly resides within a picturesque early Victorian terrace spanning five floors. Crafted primarily from London Stock brick, the lower floors exhibit elegant white stucco detailing, while the upper three floors have a wonderful assortment of window designs, ranging from a pediment crowning a French window to an arch gracefully framing a six-paned window. Positioned on the lower ground floor, the current apartment has independent street access, accessed via a pathway adorned with black iron railings. For more information, see the History section.

### *The Grand Tour*

A charming pebbled pathway gracefully descends from the street, leading to the front door of this apartment. The black glossed door opens into a generous sitting room filled with natural light streaming through the French doors that lead to the front patio. The space is defined by its soft palette of off-grey walls by Farrow and Ball and pale oak floorboards underfoot. An exposed brick fireplace with a wood burner takes centre stage, adorned with a grey marble surround and a dark grey hearth. Flanking the fireplace, built-in white cabinets and shelving provide both storage and add visual interest.

The kitchen has been thoughtfully designed to maximise space. A sleek unit with an induction hob lines one wall, while the former fireplace made from exposed brick on the opposite side adds character. Full-length cabinetry with white glossed doors and chrome creates ample storage.

Tucked away at the rear of the apartment, the bedroom is a tranquil retreat, where a nine-paned window frames views of the private patio, allowing soft natural light to filter in. The en suite bathroom has smart white glossed tiles and a waterfall shower with elegant chrome accents.

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### *The Great Outdoors*

From the kitchen, a set of double doors opens to a private patio, a lovely spot to set up a table or arrange some plants. A small flight of stairs ascends to a communal garden shared with the other residents of the building. Lovingly tended, the garden has a gravel walkway close to the house and a large manicured lawn surrounded by a variety of plants and trees, including rose bushes, irises, olive trees, and a majestic catalpa – the result is a charming and peaceful garden.

### *Out and About*

Compton Road is excellently located for the host of restaurants and bars in both Highbury and Islington. Just a two-minute walk away, on St Paul's Road, is neighbourhood favourite, Prawn on the Lawn, and the buzzing Italian, Trullo. Yield N1 is also a great stop for provisions and natural wine. New London Cafe comes highly recommended, as too does the Urban Cafe and Bistro. Slightly further afield, Upper Street connects directly to Angel and the heart of Islington and has a wide range of independent boutiques and restaurants. As the name suggests, smokehouse on Halton Road specialises in barbecue with global references.

For those looking for some culture, the Almeida Theatre has an excellent reputation for the avant-garde shows it hosts. The Estorick Collection of Modern Art, set in an imposing Georgian residence, is always worth a visit for its collection of twentieth-century Italian art. Highbury Fields is a short stroll away and is a lovely place to head for a walk.

Highbury & Islington station is located a 5-minute walk from the flat. It is connected on the Overground and has fast connections to east London and the Victoria Line, which leads to Oxford Circus in eight minutes.

Tenure: Share of Freehold

Lease Length: 976 years remaining

Service Charge: Approx £1,400 per annum

Ground Rent: n/a

Council Tax Band: D

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.