

# INIGO



## *Highbury Corner*

LONDON N5

SOLD

This handsome, two-bedroom maisonette sits in the heart of Highbury. Spanning some 1,500 sq ft internally, the interior spaces have undergone an extensive, thoughtful renovation by the present owners, with light-filled, neutral interiors. The apartment has its own private entrance and a charming, top-floor balcony leading from the primary bedroom. Highbury Corner is wonderfully located, just a short walk from Highbury & Islington Station, with both Upper Street and Highbury Fields within reach.

### *Setting the Scene*

Widely regarded as the jewel in Islington's crown, Highbury Fields takes its namesake from Highbury Manor, which was situated on the land from circa 1270. Later developed into rows of elegant terraces and fine stock Georgian townhouses, Highbury Fields was the centre of a late 18th-century town plan, developed by John Dawes. In 1869, the current 27.5-acre Highbury Fields was saved for public use (which is still the case to this day), and by 1968 became the Highbury Fields Conservation Area, in recognition of its historic and architectural integrity. For more information, please see the History section below.

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### *The Grand Tour*

With a private entrance at street level, the apartment is accessed via a smart set of internal stairs. Opening up on the second floor, and with voluminous ceiling heights, is the open-plan entertaining space. To the front, a charming reception room is flooded with natural light from two sash windows, flanked by working shutters. Finished in neutral shades of paint by Farrow and Ball, the room has natural wood flooring underfoot and bespoke shelving flanking a Stovax marble fireplace.

Leading on from the reception room is the kitchen; bespoke wooden cabinetry is painted in a soothing pale green and topped with hardy Caesar stone countertops. Subway tiles provide a practical splashback for the counters, and the original chimney breast has been opened to make way for a breakfast bar. The room has views over the quiet rear of the building, from a double-glazed sash window.

At the rear of the second floor is a handy shower room and utility. Clad with white subway tiles and bespoke cabinetry, the room has wonderful Fired Earth tiling underfoot, with a geometric design.

Ascending to the top floor, the primary bedroom occupies the front of the plan. With neutral, wood flooring underfoot and a neutral palette of paints, the space is lit by a glazed door and windows leading to a small terrace. Bespoke wardrobes line one wall and an original fireplace has been revealed. Adjacent the primary bedroom is a secondary bed, overlooking the rear; the space has bespoke cabinetry and a second, exposed fireplace provides a focal point for the room.

The primary bathroom sits on the third floor, and has been opened up into the eaves to create emphasis of the vertical space. Two marble basins by C. P. Hart sit atop a vanity, and a bath with overhead shower is adjacent. The room has been clad in white tiles, which are complemented by black fixtures.

There is a sizeable loft with Velux windows and bespoke storage.

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### *Out and About*

It lies within easy reach of the lively Upper Street but offers a sense of seclusion and tranquility more akin to country village living. The fields contain tennis courts, a playground, and a swimming pool within Highbury Leisure Centre. Upper Street is home to an abundance of amenities, from Gail's and Ottolenghi to The Almeida Theatre and The Old Red Lion Theatre & Pub. Towards Barnsbury, Southpaw Coffee is the perfect spot for a morning coffee, and SUNDAY is the best brunch spot in town. Highbury Barn is just over the other side of the park, with its wonderful selection of independents, including Godfrey's Butchers, Bourne's Fishmonger, Da Mario Deli, and the excellent flagship of La Fromagerie.

There are further amenities at Angel to the south and Newton Green to the east, including bakeries, greengrocers, florists, health-food shops, bookshops, a shopping centre, as well as some of London's best restaurants. King's Cross and Coal Drops Yard are both within walking distance, and the path along Regent's Canal makes for a picturesque route to get there.

Highbury Corner benefits from excellent access to public transport. The Victoria Line and Overground at Highbury & Islington are less than a minute's walk away; there is a fast train into the City from nearby Drayton Park station, and there are plenty of bus routes both into and out of the city.

Tenure: Leasehold

Underlying Lease Length: approx. 128 years remaining

Service Charge: approx. £1,000 pa

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.