

INIGO



Horsell Road

LONDON N5

SOLD

This wonderful three-bedroom maisonette sits on Horsell Road, a charming street lined with red-brick houses a stone's throw from Highbury Fields. With its own private roof terrace and secluded garden, this apartment arguably has the feel of a terraced house. It was built circa 1886 and has been sensitively renovated by the current owner. Many original features have been preserved, and modern interventions have been added with a deft touch. The result is a bright, colourful home, beautifully and thoughtfully executed.

Setting the Scene

Horsell Road is in a quiet and peaceful area of London, a short walk from Highbury & Islington Station and the nearby Highbury Fields. The area is well known for its array of independent shops and restaurants, including the popular coffee shop Le Pêché Mignon, as well as restaurant Westerns Laundry and the numerous other delis, butchers and bakers of Highbury Barn.

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The apartment has recently undergone an extensive reconfiguration and renovation. Each room has its own distinct colour palette, from the moodier, more intimate living room to the light blue main bedroom. Upstairs, a large secondary living room opens onto an east-facing terrace, with leafy views over the backs of neighbouring houses and gardens.

The Grand Tour

Steps lead from street level to the raised ground floor and the front door. Entry is to a wide hallway, with a generous reception room to the right illuminated by a large bay window. Original cornicing decorates the ceiling and wonderfully intricate parquet flooring in the Versailles style runs underfoot. The room is painted a rich, dark blue, and has a warming gas fire, both of which provide a brilliant contrast with the bright open-plan kitchen and dining room to the rear.



Here, a new kitchen by Kitchen Architecture has been installed, with bespoke cabinetry and marble worktops. There is an incredible sense of volume and airiness to the space, aided in no small part by the floor-to-ceiling window which frames views of the garden. A utility room lies beyond, with a contemporary terrazzo tiled floor. Glazed French doors open onto a metal staircase, which leads into the garden.

On the first floor is the main bedroom at the front of the house. This space is lit by another large bay window, as well as a secondary window to the right. Bespoke fitted cupboards and open shelving run along one wall. Adjacent is a second bedroom, with paisley-patterned orange and gold wallpaper by Farrow and Ball, and a light blue painted fireplace surround. The shared bathroom on this floor is clad in blue wooden panelling and light pink vertical brick tiles; it is playful yet serene.

Upstairs is a flexible space that could be used as a second living space, a generous office or a third bedroom. There is also another bathroom on this floor.

The Great Outdoors

The roof terrace is a real sun trap and has far-reaching views over Highbury. The private garden is an oasis of calm, with its paved centre – the perfect spot for hosting al fresco dinners – framed by planted borders.

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The apartment is nestled in an incredibly green part of London. Highbury Fields is a five-minute walk from the apartment, whilst Clissold Park in neighbouring Stoke Newington is marginally further afield.

Out and About

The much-vaunted shops and restaurants of Highbury Barn are close to Horsell Road, including Godfrey's butchers, Bourne's fishmongers, Da Mario deli, Thai restaurant Farang and the original branch of La Fromagerie. Upper Street is minutes away, with its plethora of shops, restaurants and delicatessens. Also close at hand is wine shop Highbury Library, whilst the Holloway Road has plenty of more everyday shops including a large Waitrose.

The nearest station is Highbury & Islington (Victoria Line, Overground services and Thameslink), with quick connections to Kings Cross St Pancras; Holloway Road (Piccadilly Line) is only slightly further away.

Tenure: Share of Freehold

Underlying Lease Length: approx. 999 years

Service Charge: approx. £450 pa

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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.