

THE MODERN HOUSE



*Baldwin Terrace, London N1
Sold*

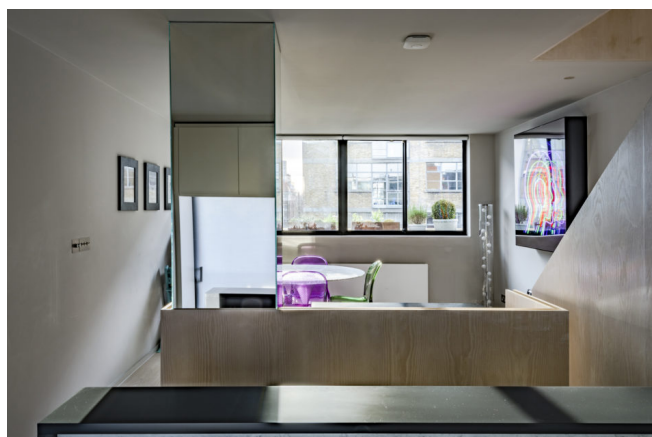
Britannia Wharf

Known as Britannia Wharf, this split-level, two-bedroom house is located on the banks of the Regent's Canal close to the cafes, bars and restaurants of Upper Street. Occupying the site of a former candle factory, the house has been recently extended and re-configured by Paolo Cossu architects, to create a beautifully conceived set of interlocking spaces, designed to draw light across all four of its floors.

Internally, the house is a contemporary riff on the Georgian townhouses so widespread in Islington. Cossu has worked to create independent sections of living space which flow together, punctuated by large former-factory windows, new picture windows and low-profile glazed doors.

A simple palette of oak, marble and lacquered timber panelling, establishes a timeless aesthetic that enhances the quality of the existing spaces through an emphasis on volume and light, while surface treatments and spatial re-organisations combine to subtly play with the shimmering reflections of the water below.

THE MODERN HOUSE



London, North London
Sold

Britannia Wharf

Entry is gained at ground level. A dramatic living space with a south-facing, floor-to-ceiling arched window and views over the Regent's Canal, constitutes the majority of this floor. There are larch floorboards underfoot which extend throughout the house.

A timber staircase leads up to the first floor, where a kitchen, also designed by Cossu, occupies the north side of the house. There are marble worktops, modern appliances and a window seat, nestled against the staircase structure. A dining room is slightly elevated above the kitchen and is arranged to an open-plan, save for a mirrored pillar which serves to accentuate the flow between these spaces.

The second floor is occupied by second living room, which could easily be configured as a third bedroom. The space has its own private roof terrace with wonderful views over the Regent's canal, east towards Hoxton and west towards the former industrial buildings of the Wenlock Basin.

A master bedroom and a second bedroom occupy the lower ground floor, along with a family bathroom with a blue slate tiles and a free-standing bath.

Britannia Wharf is ideally positioned for the shops, bars and restaurants of both Angel and Hoxton. There is a wonderful selection of pubs all within a short walk of the house, including The Duke of Cambridge (renowned for its farm-to-table organic produce) The Earl of Essex and The Narrowboat.

Upper Street has a wealth of independent shops stretching from Angel Tube station, up to Highbury and Islington, including the antique shops and craft stalls of Camden Passage. The Almeida Theatre is a short walk away and is internationally renowned for its contemporary productions. Victoria Miro gallery is just across the canal from the house and the vast number of East End galleries can be found, just a short walk along the canal towards Broadway Market.

There are excellent transport links across London. Northern Line services run from Angel tube station and buses run towards the city from City Road. Kings Cross St Pancras runs National Rail services nationwide and Eurostar services internationally.

THE MODERN HOUSE



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”.