

THE MODERN HOUSE



London N1
£965,000 Freehold

Mildmay Street

Making use of a wonderfully textured material palette, this immaculate three-bedroom house has undergone a meticulous renovation by its architect owner. Warm clay plaster walls are brought to life by the plan's abundant natural light, contrasting wonderfully with the verdant shades of its biodiverse rear garden. Mildmay Street is at the intersection of some of the area's favourite spots: Newington Green, De Beauvoir and Canonbury, to name a few.

We've written about life in this house in more depth.

The Tour

Part of a terrace on a quiet cul-de-sac, the house's profile is defined by a brick and hanging-tile façade. Inside, the fruits of an exacting renovation that rearranged living spaces to establish a seamless flow are revealed. A cohesive palette of sealed clay plaster, oak floorboards and crisp, white paintwork unify the rooms, while exposed ceiling joists add to the sense of volume.

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Considered design interventions are dotted throughout and include Charlotte Perriand wall lights and a wired Sonos sound system. Bespoke cabinetry by Richard Edmondson that features throughout has been painted in Farrow and Ball's 'Purbeck Stone'. Special attention has been paid to extra insulation for energy efficiency.

The house's front door opens to a calm, open-plan living space. Light pours in from both ends, through a kitchen window at the front and sliding doors at the rear. White-painted beams create an airy and exaggerated sense of volume.



The downstairs living area has been delineated into three clear zones for kitchen, dining and lounging, with cabinetry and shelving running the entire length of the space. A practical U-shaped kitchen has integrated appliances, low-hung white cupboards and open display shelves perfect for recipe books or favourite ceramics. A cloakroom with a WC is next to the front door.

An original open-tread staircase ascends to the first floor, where there are two double bedrooms and a spacious bathroom. The main bedroom has a bespoke fitted king-size bed that slots neatly below the windows and matches a separate desk; thoughtful touches here include reading lights, hidden curtain runners and cleverly placed spotlights. There is also a bank of inbuilt wardrobes.



The second bedroom has built-in cabinetry and wardrobes. A bathroom at the rear of the plan has both a bath and a shower, as well as a heated towel rail and chrome fittings. A new staircase that replicates the original leads up to a third double bedroom with eaves storage.

Outside Space

Sliding doors from the living room open to a west-facing garden. The space was designed by Sarah Ferguson at Wild Butterfly Gardening around a terrace laid with Ketley Brick Staffordshire blue pavers laid by Danscape Gardens.

The enchanting seasonal planting scheme features over 300 spring flowering bulbs combined with a variety of shrubs, evergreen jasmine, hydrangea, and grasses as well as tree species including magnolia. Evoking a Mediterranean feel, it's a wonderful space for escaping, pondering, dining or entertaining.

Designated estate parking in front of the house is available on application.

The Area

Mildmay Street in Islington sits between four superb local areas: Newington Green, Dalston, De Beauvoir and Canonbury. Some of north London's best-known and loved independent shops, cafés, pubs and restaurants are within walking distance.

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Foodie haunt, Newington Green Fruit & Vegetables, is 7 minutes away on foot. Favourite local gastropubs include The Hunter S, known locally for their Sunday roast and The Lady Mildmay which offers walk-in tables for their robustly flavoured food. Other neighbourhood hotspots are Cadet and Jolene in Newington Green, and Acme Firecult in Dalston.

For local arts and entertainment, the independent community cinema The Rio is 10 minutes away on foot, as are Dalston Jazz Club and Vortex. The legendary live music venue Union Chapel can be reached in 20 minutes.

For more recommendations in the local area, look to our residents' guide to Stoke Newington and Newington Green.

Close by green spaces are aplenty: Newington Green is a 6-minute walk north, while New River Walk is 9 minutes west. Dalston Eastern Curve Garden is a delightful spot to gather in the heart of Dalston. Clissold Park, with its tennis courts, café, beautiful lakes, and resident deer, is a 20-minute walk away, as is Highbury Fields.

Local Ofsted "Outstanding"-rated include Our Lady and St Joseph Catholic Primary School and Highbury Fields School. Independent options include The Children's House School and Nursery, St Paul Steiner School and North Bridge House Senior Canonbury.

Mildmay Street is equidistant from Canonbury and Dalston Junction (Overground), both a 12-minute walk away. Essex Road (National Rail) for connections to Old Street and Moorgate is an 18-minute walk and Highbury & Islington (Victoria Line and Overground) is 20 minutes away.

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”.