

THE MODERN HOUSE



London N16
Sold

Gillett Place VII

This striking three-bedroom house was designed by Hawkins Brown in 2007. It sits in the heart of Dalston on Gillett Place, just behind Gillett Square, in a private gated mews with off-street parking. The house was extended more recently by Gresford Architects to create an expansive, flexible second-floor space, with full-height glazing that opens out onto a private roof terrace with sweeping views of the city.

The Architects

Established in 1988 by Roger Hawkins and Russell Brown, Hawkins Brown has a reputation as one of the leading design-based architectural practices in the UK. It was named AJ100 'Practice of the Year' in 2011 and has won a number of RIBA awards.

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The Tour

The ground floor is occupied by three double bedrooms. The main bedroom has an en suite shower room, while a larger bathroom serves the other two bedrooms. The two rear bedrooms are bathed in natural light via large lightwells, which rise across the house's three storeys, and there are electrically operated skylights with blackout blinds.

The first floor comprises a kitchen and a sun-filled spacious living room, which opens via glazed, bi-folding doors to a large balcony. This space is partially covered by hardwood louvres which clad the front elevations of the mews houses, offering privacy as well as a jutting variation to the façades. The kitchen is positioned at the back of the house and arranged in a galley layout. Internal windows face onto a lightwell, cleverly drawing natural light into this section of the plan from the floor above. There are built-in bookshelves beneath the staircase, as well as good amounts of storage space throughout the house.

The top floor is home to a bright, expansive space, which the current owners have used variously as a home office, an additional bedroom and a yoga studio. Engineered floorboards run underfoot and a large, circular skylight draws natural light into the plan. Full-height glazed windows face out to the terrace, which can be accessed either via the landing or directly from a glazed door.

Outdoor Space

The south-facing terrace is large enough for a long dining table and chairs. The orientation and decked space of the terrace make it the perfect space for alfresco dining or evening drinks in the warmer months.

The Area

Gillett Place is within walking distance of the shops, restaurants and bars of Dalston, London Fields, Stoke Newington and Islington. Particular favourites include Brilliant Corners, for sushi, natural wine and an outstanding programme of live music. Little Duck | The Picklery on Dalston Lane serves an excellent seasonal menu, while the Towpath café, on the Regent's Canal path, is a wonderful waterside spot from which to watch passing boats.

The Stanford Works development is next door to Gillett Place and is home to the excellent Brunswick East café, as well as Jones & Sons restaurant and Yoke yoga studio. There are numerous excellent local pubs and bars including The Railway Tavern, The Three Compasses and Cafe OTO. The Dusty Knuckle bakery and café is less than five minutes' walk from the house and is renowned for some of London's finest loaves.

The celebrated Rio Cinema, an independent art deco cinema is minutes' walk away and Gillett Place is also equidistant from three stunning London parks, Clissold Park, Victoria Park and London Fields.

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The nearest train station is Dalston Kingsland. Dalston Junction station, which is part of the east London Overground branch, is also a short walk away, and provides fast access to the City and the Underground network.

Service charge: approx £970 per annum, for maintenance of the courtyard and communal areas.



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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”.