

THE MODERN HOUSE



London N16
£585,000 Leasehold

Green Lanes

Brilliantly positioned in Stoke Newington, north London, this adaptable apartment is a five-minute walk from the much-loved Clissold Park. It has been beautifully executed by the current owner using a simple palette of white paint and oak detailing, resulting in a peaceful space that is at once warm and welcoming. The bakeries, restaurants and bars of Newington Green and Church Street are within easy reach, while Islington and Dalston are also close at hand.

The Tour

The apartment extends across the three top floors of a Victorian building. Entrance is on the first floor, where there is also a bathroom, with the living spaces on the second floor and the bedroom crowning the house. New oak doors have been added throughout, and the shuttered windows have been double-glazed for sound insulation.

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The open-plan kitchen/dining room flows seamlessly into the living room at the front of the plan through bi-fold doors, which can be shut for privacy when required. Engineered oak floorboards extend underfoot, complementing the oak veneer cabinetry of the kitchen. Quartz worktops sit below pendant lights, and an original cast iron fireplace provides a smart focal point on the opposite wall; built-in shelving and storage have been introduced in the alcoves on either side.

White-painted stairs ascend to the third floor, where the bedroom and en suite are positioned. Here, the gentle slope of the roof's pitch ensures a cosy atmosphere, while two skylights welcome light into the space. Built-in storage extends along one wall, with black doors that contrast with the surrounding simple palette. The bathroom has been executed with terrazzo floors, white wall tiles and a walk-in shower with a rainfall showerhead.

An ample, light-filled office space has been created on the mezzanine, with plenty of storage. There is further storage under the stairs on the second floor.

The Area

Green Lanes is within easy reach of the independent shops, cafés, restaurants, and pubs of Stoke Newington and Newington Green; Yield N16, Jolene, Perilla and Cadet are particular neighbourhood favourites. Much-loved Church Street is home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other independent businesses. A short walk away is Primeur, recently described as “the perfect neighbourhood restaurant,” serving modern European cuisine and natural wine.

Clissold Park, with its tennis courts, café, beautiful lakes, and resident deer, is a two-minute walk away. Abney Park & Cemetery and Newington Green are also within easy walking distance, the latter being a hub for the local community, often hosting fêtes, parties and community events.

Highbury Barn is also close at hand, with its wonderful butcher Godfrey's, Bourne's Fishmongers, Da Mario Deli and the excellent original branch of La Fromagerie. The green, open spaces of Highbury Fields – which has tennis courts, a playground and a swimming pool – as well as Clissold Park and Finsbury Park, are within easy walking distance.

Tenure: Leasehold Lease Length: approx. 120 years remaining Service Charge: approx. £150 per annum Council Tax Band: C

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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”.