

# THE MODERN HOUSE



*London N16  
Sold*

## Hawksley Road

Built upon a former schoolyard in Stoke Newington, this immaculate four-bedroom house has been sympathetically designed to reflect the surrounding vernacular. A voluminous open-plan living space designed by award-winning practice Scenario Architects expresses its material identity through bespoke pine joinery, elegant rendering, and considered detailing throughout. A paved terrace sits off the first floor, overlooking the courtyard garden, which provides an idyllic setting for alfresco dining through the warmer months. The home is within easy walking distance of the independent shops of Church Street, as well as the popular Clissold Park and Abney Park.

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### *The Architect*

Established in 2007, Scenario is a London-based, RIBA-chartered practice with a reputation for ambitious yet highly functional residential projects. A conscious and purpose-led studio, the team collaborates closely with clients to deliver uniquely designed living spaces that work beyond current building regulations to minimise environmental impact. Their diverse portfolio of work has been featured in Elle Decoration and Grand Designs and shortlisted for several prizes, including the 2018 RIBA London Awards.

### *The Tour*

The house's façade has been designed to echo the neighbouring Victorian terrace, characterised by London stock brick and white stucco detailing, punctuated with a distinct fenestration of arched stonework and windows. It sits back from the quiet, leafy street behind a wrought-iron gate and a garden bed of low hedging atop a neat parapet wall.

The entrance hallway leads immediately through to the voluminous open-plan living space. A micro cement floor runs underfoot throughout the space, creating a sense of flow. A fixed bench sits under a large, shuttered bay window, drawing in an abundance of natural light. A sculpturally rendered wall is an elegant focal point, cleverly designed to lead the eye from a sloped storage unit to a low-level Kalfire fireplace.

A bespoke desk protrudes from the wall and subtly divides the room. From here, a treated pine bench top from Kebony lines a wall of exposed brick and wraps around the room, incorporating storage, seating for dining and a glass-enclosed reading nook; it continues through glazed doors at the back and into the garden.

Opposite is a white, minimalist kitchen by Bulthaup, clearly demarcated by a sleek island fitted with a built-in induction hob and sink with a Quooker tap. Two Miele ovens sit within a wall of bespoke cabinetry. Floor-to-ceiling glazing at the rear blurs the distinction between inside and out, allowing an excellent quality of light to pour in. A WC is at the front of the plan, finished with brushed steel and useful storage cupboards for coats and washing appliances.

Echoing the white rendered wall in the living room, a curved balustrade ascends to the first floor, where there are two well-proportioned double bedrooms, a study which could also be re-purposed as a single bedroom, and a sizeable bathroom finished with antico flooring and limestone tiling. The bedroom at the back of the plan has been fitted with large built-in wardrobes, while French doors open onto a paved terrace overlooking the garden with space for planters and a small table and chairs.



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On the top floor are two additional double bedrooms and a bathroom. The main bedroom has large arched windows fitted with plantation shutters. A floating walnut headboard is a distinguishing feature here, while bespoke cabinetry provides useful storage and sits neatly in the corner. A desk space in the same walnut is cleverly positioned just outside in the stairwell.

### *Outdoor Space*

A large, glazed door slides open to the courtyard garden, seamlessly levelled with the kitchen and dining space inside. The internal timber bench flows through the rear glazed wall and provides an alternative to the reading spot inside.

Enclosed by timber fencing, the space comprises a paved concrete area perfect for alfresco dining and a section of neat AstroTurf at the rear. A mature fan palm sits in a raised garden bed in the corner while ivy vines cascade over the bricked edge and over the back wall.

### *The Area*

Hawksley Road is located within easy reach of the independent shops, cafes, restaurants and pubs of Stoke Newington; Esters and The Shakespeare are particular neighbourhood favourites. The Jolly Butchers pub is at the end of Garnham Street and is a local institution specialising in craft beer and excellent pub food.

Much-loved Church Street is home to The Spence Bakery, AUN and The Good Egg, and many other independent businesses. Newington Green is a short walk away from the newly opened Cadet and Primeur, described as “the perfect neighbourhood restaurant.”

Clissold Park is just around the corner, with its tennis courts, popular café, beautiful lakes and resident deer. Abney Park and Cemetery are also under a 10-minute walk away.

Dalston Kingsland and Dalston Junction are within easy reach—Overground trains to Highbury & Islington, Shoreditch High Street and Stratford. Rectory Road is also close by and runs regular services to Liverpool Street, taking around 15 minutes.

Council Tax Band: F

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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”.