

Clissold Crescent, London N16 Sold

# **Rangoon House**

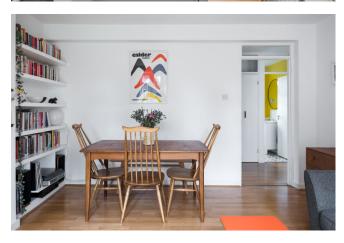
A short walk from Clissold Park, this wonderful two-bedroom apartment set in Rangoon House has been subject to a sensitive renovation in recent years. Positioned on the second floor, the current owners have incorporated clever tiling and thoughtful use of colour with striking results. Rangoon House is enveloped by beautifully maintained communal gardens with lawns framed by diverse planting and mature specimen trees. Located in sought-after Stoke Newington, the building is within easy walking distance of Church Street, Newington Green and Highbury Barn.

#### The Building

Rangoon House is a neat brick-built block just south of Clissold Park. It is part of the Burma Court Estate, which comprises several buildings, communal gardens and various communal walkways which foster a greater sense of community. Access is along a quiet walkway that connects Greens Lanes and Clissold Crescent to the north of the estate. Alternate access is via a lane that runs off Clissold Crescent and through the central communal garden.







London, North London

## Rangoon House

The Tour

A communal, cobalt blue door leads into a central stairwell that ascends to the apartment on the second floor. A fresh white colour palette and cleverly positioned glazing above each doorway draw natural light into the hallway and deep into the plan.

The front door opens onto a hallway where carefully preserved brick bond parquet flooring flows from here into a wonderfully bright living room at the back of the plan. Extensive glazing spans across the south-easterly aspect, drawing an excellent quality of natural light into the room while framing leafy views of the communal gardens below. A decorative, bronze-coloured fireplace serves as a focal point on the wall adjacent, between open shelving that sits deep within the alcoves. There is ample space for a dining table and chairs.

The understated, dual-aspect kitchen with a walk-in pantry and Bosch appliances sits adjacent. Hexagonal tiling in a charcoal hue flows underfoot, creating a striking contrast against the extensive white cabinetry that lines the walls. The sink has been strategically placed under a window providing views of mature specimen trees and the estate's thriving allotments. Configured in an L-shape, a Corian worktop runs below a splashback of blue and white patterned tiles sourced locally from Milagros London on Columbia Road. An open-ply shelf runs along the opposite wall, providing easily accessible storage.

Off the central hallway are two well-proportioned double bedrooms with generous windows and a characterful bathroom. The flooring has been executed in V&A Omar tiles and flows along a deep window sill, featuring a pattern based on original drawings by 19th-century British architect Owen Jones who helped pioneer modern colour theory. A feature wall of ochre yellow sits opposite a combined bath and rainfall shower. Original built-in cupboards provide ample storage in the hallway.

#### Outdoor Space

The estate is set within beautifully maintained communal gardens with secure bike storage and sections of lawn framed by lavender, rose and honeysuckle. A mature sycamore tree soars in the centre, with Cherry, Deodar Cedar and red birch trees scattered across the gardens.

#### Area Guide

Rangoon House is within easy reach of the independent shops, cafes, 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," it serves modern European cuisine and natural wine.





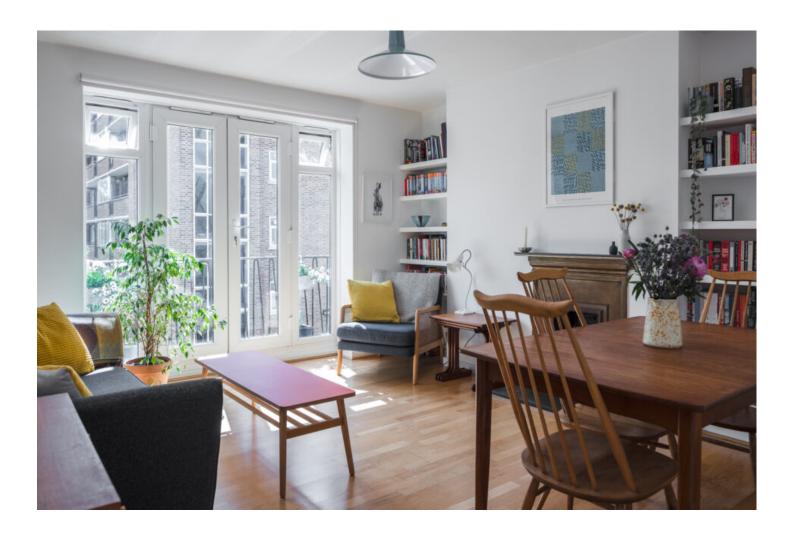
London, North London

# Rangoon House

Clissold Park, with its tennis courts, café, beautiful lakes, and resident deer, is a two-minute walk away. Abney Park & Demetery and Newington Green are also within easy walking distance, the latter is a hub for the local community, often hosting fetes, 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. 182 years remaining Service Charge: approx. £1,748 per annum Council Tax Band: B



# **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".