Discreetly positioned on a gated mews, this uniquely designed two-bedroom house has been beautifully handcrafted by architects Bradley Van Der Straeten to create a wonderfully intriguing and playful living space.

Arranged over three levels, the former coach house is accessed from the cobbled mews. Accommodation pivots around a central birch-ply clad structure, with a staircase at its core, that spans all three levels culminating in a mezzanine bedroom at the top.

At ground level is the first of two bedrooms and a bathroom. The living area occupies the first floor, a wonderful double-volume space that is filled with light from a four-metre high oak-framed window that opens onto a small balcony over the mews. Beneath the mezzanine structure, that sits like a sculpture within the building, is the kitchen.
The top bedroom, seemingly carved out of the ply core, sits discreetly above the living space. A sliding door opens to reveal a balcony that overlooks the reception room below. Elsewhere, sliding walls and doors allow the staircase to become part of the living areas, concealing useful pockets of storage space throughout.

The architects describe the design: "The concept was to do away with the idea of walls and doors and instead play with volumes and voids to articulate the space and the way light enters the property. All existing interior walls and floors were removed to make way for two new sculptural volumes to be inserted into the building".

The Studio won a Wood Award in 2015 in the Existing Building category.

The house is very well located in the heart of Stoke Newington, a short walk from Stoke Newington Church street to the north and central Dalston to the south. The green spaces of Clissold Park, with its tennis courts and popular café, are nearby, along with a number of excellent independent restaurants and pubs, in particular Newington Table in Newington Green.

Stoke Newington is very popular with young families, in part due to the number of good schools in the area. Particularly of note is the Betty Laywood Primary and Clissold School. Trains from Dalston Junction and Dalston Kingsland run services to Highbury & Islington, Shoreditch High Street and Stratford on the Overground.

Tenure: Leasehold
Lease Length: approx. 96 years (125 years from 1988)
Illustration for identification purposes only, measurements are approximate, not to scale.

**VIEWING ARRANGEMENTS**

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NEVILL ROAD, LONDON N16

Approximate Gross Internal Floor Area: 622 sq ft / 57.8 sq m (Excluding Void)

- **Ground Floor**
  - Bedroom
    - 11'1" x 8'8"
    - (3.38m x 2.64m)

- **First Floor**
  - Living Room / Dining Room
    - 16'6" x 14'2"
    - (5.03m x 4.32m)

- **Second Floor**
  - Bedroom
    - 8'2" x 7'11"
    - (2.49m x 2.41m)