

THE MODERN HOUSE



Jenner Road, London N16
Sold

Brickfields

This exceptional four-bedroom house was created and designed by craftsman Daniel Sanderson. The recently completed spaces are configured around a central courtyard garden, with an additional roof terrace adjoining the main bedroom. The quality of craftsmanship and attention to detail throughout is extraordinary; all woodwork and joinery has been meticulously finished by hand, resulting in a set of bespoke, truly unique living spaces a short walk from the restaurants, shops and cafes of Stoke Newington.

We've written about life in this house in more depth.

The Architect

Daniel Sanderson studied architecture at the Royal College of Art before building a career as a design consultant in the UK and abroad. His work at Brickfields marks a return to architectural projects and a focus on craftsmanship.

Sanderson Studio specialises in the use of natural materials, particularly wood, in the service of a playful, postmodern language used to express personality through design perhaps more readily associated with plastics and man-made fittings.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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Brickfields

Brickfields is a fine amalgamation of Sanderson's interest in sustainability, craftsmanship and an Ettore Sottsass-inspired challenge to the "orthodoxy of modernist good taste." Almost all of the woodwork throughout has been handcrafted and rounded, to soften the exposed brick surfaces, while the furniture has been fumed in order to speed up the oxidation process and create a contrast in colours. Where possible, all waste materials have been incorporated back into the home's design.

[Click here](#) if you would like to read more about the design and inspiration behind Brickfields.

The Tour

Brickfields sits on Jenner Road, a quiet residential street in the Cazenove and Northwold conservation area. Positioned below pavement level and behind a smart stock brick wall, it has excellent levels of privacy and security. Access is gained via a gated entrance, leading down to the entrance hall and cloakroom.

Light pours into the lower-ground kitchen from folding glazed doors and pitched skylights above. The space is characterised by its precise and plentiful use of wood; bespoke solid oak cabinetry lines the rear wall, with a splashback of thin wooden louvres running the length of the room. This celebration of wood continues overhead, where exposed Douglas fir beams frame the space and establish a rhythm repeated in the main living room.

The central island has ebonised oak frames and countertops of compressed recycled paper, which combine to create a congregating point that catches the evening sun, overlooking the courtyard and flowing through to the sunken living room. Integrated appliances, including a dishwasher and fridge/freezer by Fischer & Paykel, are concealed within.

At the end of the room is an intimate dining area, where a striking wall cut-out looks through to the sunken living space. A utility room adjoins with an additional sink and ample space for a washer, dryer and fridge freezer.

The living room is set a few steps below, at a 90-degree angle to the kitchen. Glazed doors bathe the space in natural light from the courtyard, playfully breaking down the boundary between inside and out. The use of brick here is almost sculptural, with vertical slips used to accentuate the depth of surfaces, sills and wide-format hearth. Bespoke wooden shelving bounds the living space, mirroring the tread of the staircase ascending to the bedrooms.

The staircase is made of Douglas fir, leftover from the construction of the structure, while the leftover timber from the kitchen has been used all over Brickfields, from the furniture to the kitchen's turned butcher's block.



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Brickfields

The main bedroom lies on the ground floor above and opens out onto a generous terrace with ample space for a table and chairs. This is a bright room painted in shades of blue and green, in contrast to the dark ebonised boards underfoot. The bedroom leads through to a dressing room, a separate WC and an en suite bathroom with a freestanding bath and twin basins. The second bedroom has an en suite shower room with tiled walls and floors.

The lower ground floor has two further rooms that could be used as guest accommodation or work spaces; both have French windows onto the courtyard and would suit a number of different configurations. The guest suite has an en suite shower room and a walk-in wardrobe. The other bedroom is currently used as a wood workshop where Daniel crafted much of the furniture and cabinetry for Brickfields.

Outdoor Space

The ground floor wraps around a courtyard garden laid to brick, which is home to a generous seating area. The brickwork here mirrors the exterior; there is established planting and handmade oak and cedar clad garden store.

The Area

Brickfields is conveniently positioned for all the amenities of Stoke Newington, Clapton and Dalston. The Jolly Butchers pub is at the end of Garnham Street and is something of a local institution, specialising in craft beer and excellent pub food. Church Street is a few minutes away and is home to a vast array of independent shops, cafes, restaurants and pubs including The Spence Bakery, Whole Foods and The Good Egg. Esters, a favourite with locals, is an excellent neighbourhood café serving breakfast, lunch and coffee, while slightly further afield is Primeur; recently described as 'the perfect neighbourhood restaurant', it serves modern European cuisine and natural wine on Petherton Road.

There are several green spaces nearby; Abney Park and Cemetery is six minutes' walk, while Hackney Downs and Clissold Park are nine minutes by foot. Clissold Park is a wonderful space with tennis courts, a popular café, beautiful lakes, and resident deer.

Stoke Newington is very popular with young families, in part due to the number of good schools in the area. Particularly of note are the Betty Layward Primary and Clissold School.

Rectory Road station is just around the corner and runs London Overground services to Liverpool Street in around 10 minutes. Numerous buses run into central London and the neighbouring Dalston area.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 999 years remaining Service Charge: approx. £2,000 per annum Council Tax Band: G

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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”.