

THE MODERN HOUSE



*London N16
Sold*

Clonbrock Road

Configured across three storeys on Clonbrock Road, a peaceful residential street in Stoke Newington, is this wonderful contemporary home designed by award-winning architectural practice Lipton Plant. It has a unique design of jutting brickwork, punctuated by extensive glazing and crowned on the second floor by a roof terrace, studio and potential fifth bedroom, with a garden at the rear. The house occupies the wedged plot of a former semi-detached house, built in 1957, and brilliantly epitomises Lipton Plant's skill with space, volume and light.

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The Tour

The house has been ingeniously redesigned and extended to create a set of spaces perfectly suited to modern life. Entry is gained via the front yard, which is enclosed by a louvred wooden fence and home to a beautiful mature silver birch tree. From this aspect, the brickwork of the original house contrasts wonderfully with the pale stock brick of the recent extension. Frosted glazed doors run along the majority of the ground floor façade, cleverly protected by a protruding triangular bay on the first floor. Once inside, a cloakroom and guest WC are concealed to one side of the entrance, while a striking custom-made staircase opposite rises to the storeys above.

The ground floor hallway leads to the heart of the home, an expansive open-plan kitchen and dining room. Wide-format pine floorboards run diagonally underfoot, pointing to a triptic of fantastic yellow-framed glazed doors which slide open directly onto a generous garden at the rear. The contemporary galley kitchen runs along one wall, emphasising the spaciousness of the plan. It contains hovering units in pale pink, oiled pine worktops and integrated Neff appliances. Further utilities are concealed in a wooden cabinet with hatches that can be propped open. Behind a floor to ceiling door, a separate utility room is also cleverly hidden. A cosy living room with a wood-burning stove, sits at the front of the plan, occupying a section of the house's original footprint.

A bespoke timber-framed staircase of oiled pine with white painted treads ascends to the upper levels. The first floor comprises three large double bedrooms and a wet room, where bright white tiles chime with striking yellow grout. All of these rooms are generously proportioned and bathed in natural light via large sections of glazing, surrounded by bespoke wooden shutters. The main bedroom is particularly impressive in size with generous walk-in storage and floor-to-ceiling built-in wardrobes.

The second floor primarily contains a flexible space, which the current owners use as a home studio. This area has yellow-framed sliding doors and views overlooking the surrounding tree-tops and south-facing garden, plus a further set of sliding doors that lead to a spectacular roof terrace on the north-facing aspect. These spaces are truly impressive and capitalise on the play of light created by the dual aspect. The remainder of this floor accommodates a fourth bedroom, a second large wet room and further storage space.

Outdoor Space

The generous rear garden has a sizeable lawn and patio area, perfect for alfresco dining, next to a Coggyria purple smoke tree and a winter flowering cherry tree. The double gates at the front of the house were designed with a small car in mind, creating enough off-street parking space for one vehicle, partially sheltered beneath the cantilevered façade.

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The Area

The quiet terrace of houses on Clonbrock Road are perfectly positioned for the best of Stoke Newington, Newington Green and Dalston.

There is a small cluster of charming shops a short walk away, including the Luminary Bakery, the Bodega 50 coffee shop and deli, The Shakespeare pub and La Barca pizzeria. Nearby, local favourite Esters serves exceptional breakfast, lunch and coffee. A few minute's away, much-loved Church Street is home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other independent shops, restaurants and cafes. A short walk away is Primeur; recently described as "the perfect neighbourhood restaurant", it serves modern European cuisine and natural wine on nearby Petherton Road. Jolene is also close at hand for weekend pastries, sandwiches and pizza.

There are several green spaces nearby as well as Newington Green and Butterfield Park, a mere three minute walk from the house; Abney Cemetery is a six-minute walk and Clissold Park is a nine-minute walk, with its 56 acres of green space including tennis courts, popular café, beautiful lakes, and resident deer. Clissold Leisure Centre is six minutes away with two pools, a gym, squash courts, sauna, creche and a café.

Stoke Newington is very popular with young families, in part due to the number of good schools and nurseries in the area. Particularly noteworthy are the Betty Layward Primary, Grasmere Primary and Stoke Newington School and Sixth Form.

Dalston Kingsland, Dalston Junction and Canonbury stations are all within easy reach and run Overground services to Highbury & Islington, Shoreditch High Street and Stratford. Rectory Road is also close by and runs regular services to Liverpool Street in around 15 minutes. There are plenty of good bus connections to central London.

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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”.