

THE MODERN HOUSE



Defoe Road, London N16
Sold

Flanders House

This two-bedroom apartment is wonderfully positioned on Defoe Road, which runs perpendicular to Stoke Newington's much-loved Church Street. It has recently been the subject of an exacting renovation, which has introduced a tranquil, contemporary palette that works in harmony with the excellent levels of natural light that flow across the first-floor spaces. Clissold Park is a few minutes walk away, while the restaurants, bars and shops of Church Street are on the doorstep. Newington Green is also within easy reach, as are Dalston and Highbury.

The Tour

This apartment lies on the first floor of Flanders House, a three-storey building on a peaceful road. There is both lift and stair access to the apartment.

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Beautifully bright, the open-plan kitchen and living room exemplifies wonderful attention to detail. The floors have been realised in a Danish beech hardwood by Junckers, reclaimed from a basketball court. The walls are a combination of white and soft pink. The space is oriented towards sliding doors that open to a Juliet balcony and welcome in plentiful natural light.

The kitchen extends in a U-shape along the rear wall and has been executed to an extremely high standard. Micro cement worktops by Plaster Collective sit below white cabinetry, its gloss finish amplifying the natural light that flows throughout the room. The white-tiled splashback has smart orange grouting, adding a playful touch to the scheme. There is a Bosch dishwasher and a Zanussi oven concealed within the cabinetry.

The two bedrooms have seagrass flooring in a herringbone pattern, creating a warm, welcoming environment with its natural texture. Both have WiFi heaters, which can be controlled remotely. The main bedroom has a beautiful ensuite, which makes use of a palette that includes terrazzo floors and pink tiles by Claybrook, the latter of which surround a generous walk-in shower. A sculptural sink by Dyke and Dean and a Japanese WC complete the space. The main bathroom also has a terrazzo floor, which unfolds below a built-in steel bath that holds heat extremely well. The sink is by Lusso Stone, while the other fixtures and fittings are by Dowsing and Reynolds.

The Area

Defoe Road lies just off much-loved Church Street, which is home to The Spence Bakery, AUN and The Good Egg, as well as many other independent businesses. The apartment is also within easy reach of the independent shops, cafes, restaurants and pubs of Stoke Newington and Newington Green; The Clarence Tavern, Jolene, Perilla and Cadet are particular neighbourhood favourites.

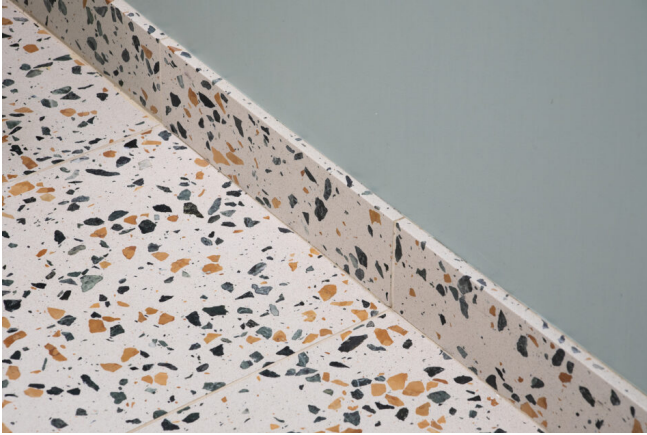
There are several green spaces nearby; Abney Park & Cemetery and Clissold Park, with its tennis courts, café, beautiful lakes, and resident deer, are local favourites. Newington Green itself is a hub for the local community, often hosting fetes, parties and community events.

Newington Green is perfectly located for connections around the city. Canonbury, a 15-minute walk away, runs Overground trains to Highbury & Islington, Shoreditch High Street and Stratford, as well as Camden and Hampstead. Dalston Kingsland and Dalston Junction Overground are also within easy reach. Stoke Newington and Rectory Road are also close by and run regular services to Liverpool Street in around 15 minutes. There are plenty of good bus connections to the centre of the city, including to London Bridge, Victoria, Waterloo and Kings Cross.



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Tenure: Leasehold Lease Length: approx. 105 years
remaining Service Charge: approx. £2,313 per annum
Ground Rent: approx. £250 per annum Council Tax Band:
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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”.