

# THE MODERN HOUSE



*London N1  
Sold*

## King Henry's Walk

Unfolding behind the façade of a traditional Victorian cottage, this impeccable two-bedroom home has been meticulously executed by the current architect owner. Utterly contemporary in its interior nature yet simultaneously sensitive to its 19th-century origins, the home within has been carefully considered throughout. A simple, fresh palette of light tones allows the materials – terrazzo, solid ash, polished concrete – to take centre stage. There is an expansive garden at the rear, and the house is within easy reach of Dalston, Stoke Newington, Highbury and Islington.

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

### *The Building*

Once a pair of railway workers' cottages, this house and its neighbour (which were renovated under the same architectural plans) retain their quintessentially Victorian exterior yet contain contemporary gems within. The interior spaces have been thoughtfully opened out, creating a beautifully bright plan that seamlessly flows to the garden beyond.

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### *The Tour*

Positioned on a quiet corner in Dalston, opposite a picturesque church, the house presents a traditional façade to the street of London stock brick. A gate within the brick parapet wall swings open to a small front garden, where bike storage can be found. Entry is to a hallway that opens immediately to the main living spaces, creating a welcoming and intimate atmosphere.

At the front of the plan lies the living room, where the focus is firmly on the original Victorian fireplace at the centre of one wall. Solid ash floorboards extend underfoot, their textured grain refracting light around the room. This enters through a sash window, the lower half of which has been frosted for privacy. Open shelves have been introduced in the alcoves on either side of the fireplace, and a desk is currently positioned neatly in one corner.

A short set of steps descends to the kitchen and dining room, open to the living room above through a large cut-out in the wall yet delineated by this shift in level. Polished concrete grounds the space, while two enormous skylights welcome light in. Bespoke solid ash cabinetry extends along one wall in a material nod to the floorboards in the living space above, and white paint provides a neutral backdrop that allows the different textures to shine. A full-height glazed door opens directly to the garden, creating a seamless flow between indoors and out.

The kitchen has been executed to an incredibly high standard, with solid terrazzo worktops and splashback, smart lino cabinetry and built-in appliances by Neff. A window seat has been built in next to a wide strip of glazing – the perfect sunny spot to take a break from cooking. There is a rail above the sink for hanging storage, plus plenty more space in the built-in cabinetry. Solid ash open shelves above the sink provide further easily accessible storage; there is also a magnetic rail for hanging knives.

White-painted wooden floorboards ascend to the first floor, whereupon lie two bedrooms and a family bathroom. The first-floor landing is home to built-in cabinetry that conceals a washer/dryer, as well as a pulley system for hanging laundry, plus further storage above. Original beams extend overhead, with the roof's pitch rising high above to create a palpable sense of volume. A section of white-painted brick harks back to the home's Victorian origins.

The main bedroom enjoys a similar sense of volume care of the pitched roof. Bespoke built-in wardrobes are positioned on either side of the chimney breast, with a solid ash shelf connecting the two. A sash window frames leafy views of the garden below and welcomes light in. The second bedroom is similarly bright, with a sash window overlooking the church beyond. There is access to the loft storage from here via a discreet pull-down ladder, which tucks neatly away into the ceiling.



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A dash of colour is brought to the plan in the bathroom, where terracotta-colour cement tiles by Burt & May clad the walls and floors. There is a built-in bath, plus two mirrored cabinets for storage. A slab of terrazzo above the WC completes the space, adding a textured element.

There is a sizeable cellar and loft space for storage. The house is sold with full planning for a basement conversion.

### *Outdoor Space*

Extending seamlessly from the rear of the house through tall glazed doors, the garden – in much the same way as the interior spaces – has been carefully zoned by using different materials and levels. It has been carefully designed so as to ensure different sections receive sunshine throughout the day, with views above the house to a church spire in one direction and leafy mature trees in the other.

In the lower portion, terrazzo aggregate flows underfoot, extending upwards to form a built-in bench that curves gently around a dining table. A high brick wall encloses the space on one side, providing privacy and reflecting southerly light down into the garden.

Cobbles gently step up to the rear of the garden; reclaimed from the original site of the house, these give a sensitive nod to its Victorian heritage. Beautifully planted borders frame the steps on either side, with mature trees dotted throughout the space, including eucalyptus, cabbage palm, pyracanthus and an olive tree. A soft, dappled light flows across the greenery, creating shade and a wonderfully secluded atmosphere.

### *The Area*

The house lies a few minutes from Dalston and its plethora of bars, restaurants and pubs, including Furaxo, The Dusty Knuckle, Brilliant Corners and E5 Bakehouse. Nearby Ridley Road Market is considered by many to be the beating heart of Dalston's community. It has run every Monday to Saturday since the 1880s and is home to over 150 stalls offering fresh produce from around the world. Green space can be found at nearby Hackney Downs, London Fields and Clissold Park.

King Henry's Walk is also within easy reach of the independent shops, cafes, restaurants and pubs of Stoke Newington and Newington Green; Esters and Jolene 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.

Dalston Junction and Kingsland stations are a short walk away, providing transport links on the east/west and southbound branches of the London Overground. Buses run regularly to London Bridge and the City from nearby Kingsland Road.

Council Tax Band: E

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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”.