

Manor Road, London N16 Sold

# Latitude Apartments

This one-bedroom apartment has been impeccably renovated by its current architect owner in recent years. Positioned on the second floor of Latitude Apartments in Stoke Newington, it has been fully reconfigured and refurbished with bespoke joinery, finishes and fittings to create a wonderfully light, pared-back space. It has a communal garden, overlooks the greenery of Abney Park, and is a short walk from Stoke Newington, Dalston, De Beauvoir and Islington.

#### The Tour

This apartment unfolds on the second floor and is wonderfully bright care of its elevated position. The spaces within have been executed to an exacting standard, with wide-format engineered oak flooring throughout and a complementary palette of carefully considered neutral colours and natural materials. Bespoke doorways in untreated oak have been extended to ceiling height, ensuring a seamless flow of light around the plan, while the main living spaces have been cleverly reconfigured so as to be oriented towards Abney Park.







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Entrance to the building is gained by a secure entry phone system from the corner of Manor Road and Bouverie Road, which can also be controlled via smartphone. The communal areas are extremely well maintained and there is lift and stair access to all floors. There is a secure underground garage below the building, where this apartment has a private demised parking space.

The front door opens to a generous hallway where there is space to store three bicycles; the current owner has two hanging racks on the wall and one stored below. This space provides a circulation point for the rest of the apartment, and immediately indicates the sense of volume within. There is a large airing cupboard in the hallway for storage.

The open-plan kitchen, dining and living area lie at the heart of the home. Two generous tilt-and-turn windows frame leafy views over Abney Park; both windows have bespoke untreated oak frames and one opens to a Juliet balcony. The east-facing aspect welcomes natural light, casting rays over the oak-lined plywood joinery of the kitchen. Worktops are in 'Rugged Concrete' by Caeserstone; built-in appliances including the oven, induction hob, extractor fan and dishwasher are by Bosch. There is fullheight storage, an integrated fridge/freezer and a concealed washer/dryer.

The main bedroom has a minimal colour palette, and has views towards Abney Park. The windows have been relined and reframed with the same untreated oak as the living spaces, creating a sense of material continuity, with dark green Kvadrat blackout curtains ensuring the room is suitably peaceful in the evenings. Deep wardrobe storage extends the length of one wall, concealed by another heavy blackout curtain.

A further dash of texture is brought to the plan in the bathroom, where colourful Tarkett IQ vinyl flooring extends underfoot. Porcelain tiles in a neutral camel shade soften the space, and large mirrored cupboards above the sink provide ample storage. Sanitaryware is by Catalano and Bette, paired with black brassware by Crosswater that matches the door ironmongery throughout the apartment.

The heating and hot water system is WiFi connected and can be controlled remotely to reduce energy consumption. There is LED lighting throughout the apartment with dimmer controls and a new Nest smart smoke alarm system.

#### Outdoor Space

There is a communal lawned area in front of the apartment, which makes an excellent spot for summer barbeques or alfresco drinks.





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#### The Area

Latitude Apartments is located 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. A short walk away is Primeur; recently described as "the perfect neighbourhood restaurant", it serves modern European cuisine and natural wine.

There are several green spaces nearby; Abney Park & amp; Cemetery and Clissold Park with its tennis courts, café, beautiful lakes, and resident deer are local favourites. Stoke Newington is very popular with young families, in part due to the number of good schools in the area. Particularly noteworthy are the Betty Layward Primary and Stoke Newington School.

Dalston Kingsland and Dalston Junction run Overground trains to Highbury & Camp; Islington, Shoreditch High Street and Stratford. Rectory Road is also nearby and runs trains to Liverpool Street in around 15 minutes.

Tenure: Leasehold Lease Length: approx. 109 years remaining Service Charge: approx. £1,936 per annum Ground Rent: approx. £395 per annum Council Tax Band: C



# 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".