

# THE MODERN HOUSE



*Loam Lane, London N4*  
*£1,000,000 Freehold*

## Sand

This beautiful three-bedroom house has been designed in collaboration between design-led developers Artform, interior designers Scenemith, and Dowen Farmer Architects. Positioned at the end of a quiet enclave in Finsbury Park, the house will be one of three on a newly built terrace. Sustainability has been placed at the forefront of the design, with plentiful natural light and tactile materiality to characterise the house. With a cork floor, exposed wooden joists and expansive glazing, a green roof will sit on top between a landscaped courtyard and a large private garden. The independent shops of Stroud Green Road are within easy walking distance, as is the grassy expanse of Finsbury Park.

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### *The Architect*

Founded in 2017 by James Downen and Tom Farmer, Downen Farmer Architects is a RIBA chartered practice based in Peckham that places emphasis on having a unique response to each brief rather than retaining a signature aesthetic. Its diverse portfolio features commercial, industrial and residential builds, seamlessly combining functionality, sustainability and a thoughtful blend of materials and textures.

### *Environmental Performance*

Conceived with energy efficiency in mind, the house's design includes an air source heat pump, which will extract heat from the air to warm the home and its water. Underfloor heating will be set beneath the glue-free cork flooring, which can eventually be recycled and repurposed. The kitchen, designed by Leicht, will have a Foresso worktop, handmade from recycled sanding dust and wood waste set in a durable bio-resin binder. A green sedum roof will improve biodiversity in the immediate environment, regulate temperature, absorb noise and act as a rainwater buffer. Wood wool, set to be used on the ceilings, is efficient at insulating, has excellent acoustic properties, and can be returned to the earth as a soil conditioner after use.

### *The Tour*

Designed by Downen Farmer Architects and finished by Scenesmith, the house will comprise a series of voluminous, dual-aspect living spaces. The design is defined by an honest material palette of cork flooring, wood wool ceilings and exposed hardwood joists illuminated by swathes of glazing.

Access will be through a gated entrance designed in collaboration with landscape architect Ireland Albrecht. The house's striking façade of staggered brick detailing and oversized bay windows will be set back behind a front courtyard encircled by evergreens, shrubs and grasses. The front door will open onto an open-plan living space creatively zoned with split levels.

The sunken living room will occupy the front of the plan. Here, a large square bay window will overlook the front garden, and end grain timber will run underfoot, further demarcating the space and adding texture. In the kitchen, bespoke cabinetry will be positioned behind a sleek island dressed in brick detailing, echoing the house's exterior; Bosch appliances will be integrated. Glazed sliding doors at the rear will open onto the large private garden, the aspects at the front and the back creating a backdrop that shifts with the seasons. A practical storage cupboard under the stairs will conceal utilities. A WC will be set neatly by the front door, replete with terrazzo and Solus tiling.

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On the first floor, a large skylight will illuminate the landing, allowing natural light to pour in. From here, the carpet will flow into the brilliantly bright bedrooms, two double and one single, all three with floor-to-ceiling glazing, with the windows at the rear overlooking the garden. The spacious main bedroom will be positioned at the front of the plan, where a dressing room will sit next to an en suite bathroom with sleek brassware by Hansgrohe.

A sizeable family bathroom with a vast skylight and be finished in the same terrazzo and Solus tiles as the WC.

### *Outdoor Space*

A stone terrace at the front of the large private garden will be levelled to seamlessly transition from the kitchen, providing an idyllic setting for alfresco dining. The space will be enclosed by cedar panelling, and the lawn be lined with beds planted with daisies, lavender, sunflowers and snapdragons to welcome resident bees.

### *The Area*

The green expanse of Finsbury Park is a short walk from the house and is a beautiful spot for walking and relaxing. Parkrun takes place every weekend, and there is a cafe at its centre for refuelling afterwards. Parkland Walk, a disused railway line transformed into a green pedestrian thoroughfare, runs from Finsbury Park to Highgate. The beautiful Clissold Park is a 30-minute walk away, and the nature reserve of Woodbury Wetlands, a haven for wildlife with 11 hectares of reed-fringed ponds and dykes, sits just east of Finsbury Park.

There is a wide range of shops, cafes and restaurants in the immediate area, including the excellent Big Jo. The WB Yeats pub, Yard Sale and Common Ground are also among local favourites. Finsbury Park is home to the Park Theatre, Rowans Tenpin Bowling and a Picturehouse Cinema.

The house is a short walk from Stroud Green Road, home to organic shops such as Urban Native and Butler's, an independent wine shop and delicatessen. The restaurants of Blackstock Road, such as Patron Cave à Manger and Top Cuvee, are a 20-minute walk away.

Finsbury Park station, a 15-minute walk away, is excellently connected to National Rail, Victoria and Piccadilly Lines. The bus station provides quick connections to north and east London. Crouch Hill Overground is just over a 10-minute walk.

Council Tax Band: tbc

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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”.