

THE MODERN HOUSE



Salcombe Road, London N16
Sold

Eagle Mansions

This beautifully assembled two-bedroom apartment is positioned on the first floor of a handsome turn-of-the-century mansion block in central Dalston.

Arranged over a single level, the well-proportioned rooms pivot around a wide central hall. There are two bedrooms, one currently set up as a study, a large sitting room with twin sash windows, a separate kitchen and a bathroom.

The original solid-wood doors, sash windows and skirting boards throughout the apartment have been stripped back to the bare wood, and paired with bold colour tones. The original wood floors have been maintained in the main living areas.

The kitchen has been fitted with discreet and minimal units that are topped, and backed, with a beautiful marble surface. There is plenty of space for a dining table. The floor is laid with reclaimed patterned tiles. The bathroom has been elegantly finished with marble tiles and contains a bath, with shower overhead.

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Laura Fulmine is a London based Interior Stylist and Creative Director. The flat itself has been featured in Elle Decoration magazine.

The flat has access to a communal BBQ area and shared outside space. The block itself has just undergone a complete renovation both inside and out. Owners of the flats are also eligible to apply for residents' parking permits from the local council.

The house is quietly located on a residential street within walking distance of the shops, restaurants and bars of Dalston, London Fields, Stoke Newington and Islington. Newington Church Street, a short walk to the north, has a reputation for some excellent places to eat and drink. The green spaces of Hackney Downs, Clissold Park and London Fields are all close at hand.

Nearby Gillett Square, which was one of the "100 Public Spaces" promoted by the Mayor of London's Architecture and Urbanism Unit, was headed by Richard Rogers and Ricky Burdett. The focal point of the square is the Dalston Culture House, designed by Hawkins Brown, containing a jazz club, gallery, shop, café and artists' studios.

The nearest train station is Dalston Kingsland. Dalston Junction station, which is part of the East London Line, is also a short walk away, and provides fast access to the City and the Underground network.

Tenure: Share of Freehold Lease Length: approx. 992 years (999 years from 24th June 2010) Service Charge: approx. £1,361 per annum Ground Rent: approx. £80 per annum

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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”.