

THE MODERN HOUSE



*London N16
Sold*

Barbault Road II

This incredibly bright three-bedroom maisonette, with two private terraces, is located in a characterful former bakery on Barbault Road, in the heart of Stoke Newington. Arranged across four floors and extending over 1,040 sq ft internally, the apartment has the feel of a terraced house with high ceilings throughout and excellent outlooks. It forms part of a beautifully renovated project that includes two further residences and what is proposed to be a ground-floor cafe/gallery.

The conversion has been delivered with a welcome sympathy for the original features and proportions of the bakery, retaining factory windows and original quarry tiles, and pairing them sensitively with a bold palette and contemporary materials such as ply-wood, poured concrete and Corian.

Entry is at ground level, via the maisonette's own front door and into a hallway. Immediately to the right is a bathroom/utility room with an elegant arched window, poured-concrete floor and ply-clad bath. On the first floor is a bedroom which could also serve as a lovely office space.

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The second floor comprises a sweeping, largely open-plan kitchen, dining and living area, with four windows across three aspects. Three of these are in the adjacent living area, bathing the room in light and framing expansive views along Barbauld Road towards the city.

The kitchen is by Schulte and sets wooden cabinetry against smooth Corian worktops. Sealed plywood flooring runs underfoot and white cast-iron radiators are found in each room. On the same level, at the northern reach of the building, is the second bedroom. This is lit by a large timber-framed window and a floor-to-ceiling glazed door which opens onto its own private balcony.

The master bedroom, with en-suite bathroom, is on the top floor and opens onto a generous south-facing mansard terrace which wraps around two sides of the building and has far-reaching views toward the city's skyline.

Barbauld Road is a quiet road, situated just south of Stoke Newington Church Street and equidistant from Rectory Road and Canonbury overground stations. The popular pub, The Londesborough, sits further up the road – renowned for its family atmosphere and Sunday roast. There are a number of excellent schools nearby, with Outstanding Ofsted Primary & Nursery schools within walking distance. Clissold Park is ten minutes' walk away.

Tenure: Leasehold Lease Length: approx. 125 years remaining Service Charge: approx. £50 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”.