

THE MODERN HOUSE



*London N16
Sold*

Barbault Road

An innovative reworking of the terraced family house, this four-bedroom townhouse designed by Stephen Taylor Architects is one of row of six within easy reach of the cafés, restaurants and local shops of Stoke Newington Church Street. Located on Barbault Road and arranged across four floors, the house is full of light, with impressive views over London from the south-facing top floor roof terrace.

The kitchen, with a bright breakfast area situated in a front bay window, has Lapitec Fossil stone worktops and SMEG appliances. An internal brick-floored entrance hall has glazed doors that give the option for a more formal entry or a route straight into the kitchen, a deliberate feature by the architect to connect with daily life in the kitchen straight through the home's threshold.

A wide hallway leads to a large living area with an inverted bay window of floor-to-ceiling windows looking out onto the garden. The garden has a smart, lockable shed that can be used for bicycle storage, as well as a composter and water harvester to enable the environmentally friendly watering of plants.

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The interiors have a neutral palette, with solid-oak flooring throughout and underfloor heating on the ground floor. A beautiful handrail follows the staircase continuously as it winds up through the centre of the house.

The first floor consists of two well-proportioned bedrooms with windows that open fully on both sides without the need for a frame in the centre, creating a breezy, bright atmosphere. A large family bathroom is situated on this floor. A south-facing master bedroom with ensuite bathroom with heated towel rails occupies the second floor.

At the top of the house, a study, or a fourth bedroom, gives access onto a sizeable roof terrace with impressive views of London reaching down to the City and the Shard. Sitting gently above the houses on the opposite side of the street, the roof terrace has a wonderfully private, but open feel.

Part of a small development initiative by Hackney Council, these houses are externally considerate to their Victorian surroundings, whilst being fully suited for modern life. Fitted with connections for super fast internet, phone, and TV, as well as being energy efficient thanks to a Code Four rating and photovoltaic cells (PVs) in the roof that are designed to help generate electricity and reduce your energy bills.

Barbault Road is a quiet road, situated just south of Stoke Newington Church Street and equidistant from Rectory Road and Canonbury overground stations. Due the widespread local transport options, Aikin Villas are car-free, with street-parking unavailable at these addresses. 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. There is a strong family feel to the area and Clissold Park is ten minutes' walk away.



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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”.