

THE MODERN HOUSE



East Bank, London N16
Sold

Beechwood Lodge

This beautiful two-bedroom maisonette in Stamford Hill is positioned within Beechwood Lodge, one of Farrell & Grimshaw's first modernist residential buildings. The current owners have renovated the flat with a lightness of touch throughout, introducing bespoke design interventions that are utterly sympathetic to the original building. The apartment has a wonderful open-plan living area, which flows seamlessly into a sunny east-facing walled garden, home to an abundance of plants.

The Architect

Renowned British architects Terry Farrell and Nicholas Grimshaw embarked on a 15-year-long partnership in 1965, collaborating on a number of modernist housing projects. Among their most high-profile undertakings were the late-1960s apartments at 125 Park Road in Regent's Park, famous for its high-tech design and for being one of the first blocks in the UK funded and built on the co-ownership principle. The duo parted ways in the late 70s, independently setting up internationally recognised architectural practices. Farrell has since found fame for Embankment Place and Grimshaw for The Eden Project.

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The Building

Built in 1973, Beechwood Lodge comprises 12 flats on the East Bank of Stamford Hill. Its industrial corrugated aluminium façade and the band of windows that stretch across each floor echoes the design of the highly celebrated Park Road residential building built in Regent's Park a few years prior. These buildings include many features contingent with the high-tech architectural style, which also included buildings by Norman Foster and Richard Rogers.

The Tour

Entrance is on the ground floor, along a pathway that runs between immaculately landscaped front gardens through to a small lobby area with terrazzo underfoot. To the left of the front door is a wonderfully bright single bedroom and a cloakroom, which has been cleverly converted into a WC.

Leading from the entrance is an open-plan kitchen, living and dining area, flooded with natural light from the sliding glazed double doors that face the rear garden. The bespoke plywood kitchen is full of clever storage interventions, with cabinets that open from the front and rear of the central island. The work surfaces are by Creon and there is a sunken wall shelf for storage. There is oak flooring underfoot and underfloor heating throughout.

The main bedroom is upstairs, where sliding windows, indicative of Farrell & Grimshaw's early designs, look out over verdant trees beyond. There is a good-sized family bathroom on this floor, recently renovated with neutral white tiles. Adjacent to the bathroom is a large utility cupboard and there is further built-in storage above the stairs.

There is also a separate garage space, which is currently used as storage.

Outdoor Space

Double glazed doors lead to a secluded private garden with a mature tree and wonderfully maintained planted borders. There is also a patio area, perfect for alfresco dining.

The Area

East Bank is a quiet, tree-lined street situated a short walk north of the bars, restaurants and cafes of Stoke Newington, as well as the green spaces of Clissold and Abney Parks. Woodberry Wetlands, a nature reserve operated by London Wildlife and recently reopened to the public after 180 years, is a short walk away, as is the West Reservoir, a popular local swimming spot. The Castle Climbing Centre is also in close proximity.

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There are excellent transport links in the area. The apartment is only a two-minute walk from Stamford Hill Station, which runs London Overground services to London Fields, Cambridge Heath, Bethnal Green and Liverpool Street. Manor House (Piccadilly Line) and Finsbury Park (Victoria Line, Great Northern and Thameslink) stations are a short bus ride away and there are a variety of bus routes into The City and the West End.

Tenure: Share of Freehold Lease Length: approx. 960 years remaining Service Charge: approx. £1200 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”.