

THE MODERN HOUSE



London N17
Sold

Chester Road II

This elegant red-brick Edwardian house, with private south-facing garden, underwent a striking conversion in the 1980s, transforming the first floor into a light-filled, voluminous studio space. The house now extends to over 1,100 sq ft internally and brilliantly juxtaposes the original early-20th century façade with striking, modern interventions throughout.

Entry is across a private front garden, along a decorative tiled pathway, and straight into a wonderful open-plan living space with engineered-oak flooring. Steps lead down into a kitchen with bespoke cream cabinetry and open shelving, and a blue square-tile splashback. Here there is also room for a dining table and chairs.

French doors open onto the garden which has been thoughtfully landscaped with a brick path leading through an arched pergola and planted borders. The garden was designed to be as beautiful but as low maintenance as possible with many of the plants arranged in removable planters and pots.

THE MODERN HOUSE



Chester Road II

A wooden staircase with an oak bannister leads to the incredible double-height studio space, designed by the previous owner, a film-maker and painter, in collaboration with her architect. The room is crowned by an expansive glazed ceiling which takes advantage of the indirect northerly light, as well as large bay window and an additional sash. Original wooden floorboards run underfoot. Towards the rear of the room is a ceramic sink and bespoke in-built furniture designed to store paints, tools and artworks.

A sculptural spiral staircase ascends to the top floor and the dormer double-bedroom. Here there are more fitted cupboards and a large window which frames views over rooftops and chimneys to London's skyline. On the first floor there is also a tiled bathroom with a freestanding bath and a walk-in shower.

The house occupies a fantastic position in Tottenham, a short walk to Downhills Park and Lordship Recreation Ground. On Tottenham High Road, Philip Lane and West Green Road, there are many independent shops, pubs and eateries, including wine and cheese shop Wine & Rind, Beavertown Brewery and the Bernie Grant Arts Centre.

Bruce Grove station (Overground) with trains to Liverpool Street station in 20 minutes, is a ten-minute walk from the house and slightly further afield is Seven Sisters station (Victoria Line), which is a 20 minute walk away. Also five minutes from the house on Philip Lane is the 341 bus which travels through central London to Waterloo.

*London, North London
Sold*

THE MODERN HOUSE



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”.