

THE MODERN HOUSE



London N17
Sold

Church Road

Behind the traditional facade of this Victorian cottage lies an impeccably realised contemporary home. Unfolding across two floors, the three-bedroom house in Tottenham has been lovingly renovated by the current owners to create interior spaces that are at once welcoming and serene. Polished concrete and glass have been combined with sections of exposed brick and wood, resulting in a carefully considered aesthetic that is sympathetic to the building's Victorian origins. A peaceful garden extends behind the house, while the larger green space of Bruce Castle Park lies immediately opposite.

The Tour

Built between 1830 and 1840, the quaint exterior of this terraced cottage belies the contemporary nature of the renovations within. Pink roses clamber across the brickwork, with the house set back from the street. A gate leads the way to the smart, green-painted front door that opens to reveal an impeccable modern home. The spaces within have been carefully renovated by the owners over a number of years, and reflect their artistic backgrounds.

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The living room is positioned immediately at the front of the plan, grounded by dark grey-painted wooden floorboards. An original sash window with white-painted shutters frames views over the park beyond. The focal point of the room is a handsome chimney breast, which has been painstakingly stripped to reveal a wonderfully patinated wall, featuring an ornate iron fireplace and hearth decorated with colourful tiles. Similarly, on the opposite wall, traces of hand-painted wallpaper can still be seen; the colours exposed here – pale pink, green and blue – have been seamlessly picked up elsewhere in the plan to tie the spaces together. A diamond-shaped section of brick has also been left exposed where a staircase once was, ensuring a sense of history prevails alongside the contemporary renovations.



At the rear of the house lies the kitchen and dining area, where the eye is immediately drawn to a full wall of bespoke glazed doors that open directly to the garden. The material palette is flawless: polished concrete extends underfoot, worktops are reconstituted marble and dark green wooden cabinetry provides storage. A large lateral skylight and two expansive roof lights punctuate the roof's pitch, allowing light to flood in and creating a sense of volume. There is a large range cooker with a Fisher & Paykel extractor fan above; open hand-crafted oak shelving is positioned on either side. A dining area is currently arranged below the skylight, although the versatile space would suit a variety of layouts.



The first floor is home to three generous bedrooms, the largest of which lies at the front of the plan. A large sash window overlooks the park beyond, framed by shutters akin to those downstairs. There are exposed wooden floorboards, and an ornate iron fireplace provides a focal point. Two further bedrooms lie at the rear, overlooking the kitchen extension and garden below. Walls are executed in pale grey and pink respectively, ensuring the focus is firmly on the greenery outside.

The ground floor bathroom has been decorated in considered conversation with the exposed walls outside. Claybrook tiles in blue-greens and pink clad the floors in a herringbone pattern; fixtures and fittings are in a handsome copper. White rectangular porcelain tiles, also from Claybrook, surround the built-in bath and showerhead.

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Outdoor Space

A full wall of Crittall doors open to the garden, a beautiful, carefully tended space that makes a peaceful suntrap in the summer months. A cobbled section provides space for an alfresco dining area, leading the way to a large lawn at the rear. The garden is not overlooked from any side, ensuring a wonderfully secluded atmosphere reigns.

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Impeccably planted borders surround the space, enclosing it with pink roses and a variety of mature bushes and shrubbery. The planting has been designed to be wildlife and butterfly-friendly, attracting a wide range of local species. There is a large garden shed at the rear, where there is also secure direct access from a mews that extends behind this row of houses.

The Area

The house lies in the heart of old Tottenham, surrounded by an abundance of green spaces. It is positioned immediately opposite the expanse of Bruce Castle Park, where there are Lawn Association tennis courts, a play park and the much-loved Pavillion Cafe. There are also basketball courts, a children's play area and a paddling pool, as well as outdoor exercises classes which take place regularly. Tottenham Cemetery and duckpond lie immediately behind the house, ensuring a supremely serene setting at both front and rear. Tottenham Marshes and Lee Valley Regional Park are a short walk away, and Downhills Park and Lordship Recreation Ground are also within easy reach.

On Tottenham High Road, Philip Lane and West Green Road, there are many independent shops, pubs and restaurants, including Sushi Heads, The Palm Pub, wine and cheese shop Wine & Rind, Beavertown Brewery, Perkyn's Coffee and Craft Beer Shop and the Bernie Grant Arts Centre. The recently regenerated High Road is home to locally-owned organic delicatessen and cafes Filedseat and The Cinnamon Leaf, as well as the much-loved pub The Bluecoats. London's first community pub, the family-friendly Antwerp Arms, is nestled on the corner of Bruce Castle Park.

A number of good primary and secondary schools are located nearby, the closest primary school being a two-minute walk across the park. London Academy of Excellence Tottenham, named as The Sunday Times Sixth Form College of the year, is located a five-minute walk away.

Church Road is a short walk from White Hart Lane Overground station, which provides quick access to Liverpool Street. The C1 cycleway runs directly in front of the house, providing access to the city of London. The area is also extremely well served by a variety of bus routes that run regular services to central London.

Council Tax Band: C

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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”.