

# THE MODERN HOUSE



*London N16*  
*Sold*

## Church Walk II

This superlative three-bedroom triplex situated on a quiet side street was completed in 2012 to a design by award-winning architects Mikhail Riches. Forming part of a development of three split-level units, this particular apartment has accommodation on three floors with a balcony and a roof terrace.

Entrance from the street is through a private front door, with stairs that lead straight up to the bedrooms and a family bathroom on the first floor. The master bedroom has an en-suite shower room, plenty of built-in storage and a grey lino floor. The first-floor landing has been cleverly designed to incorporate a study area.

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The main living space is positioned on the second floor, an innovatively designed, open-plan area with a double-height kitchen and dining room at one end and a reception room at the other. The triangular roof light floods the dining space with light from above, whilst a wall of glass lets in north light. The floor throughout is a soaped, wide-timber Douglas Fir, a technique pioneered in Scandinavia. Stairs from the dining space lead to the third bedroom and south-facing roof terrace. There is hot-water underfloor heating throughout.

The exterior of the building has a distinctive stepped profile, granting each apartment its own private roof terrace. Siberian larch clads the top storey and wraps around to cover the back of the building, while the façade along the street is predominantly Belgian brick. The external balustrades are made from aluminium mesh and coated in anodised bronze, the same finish is applied to the window frames. A short film about Church Walk by Mikhail Riches can be found [here](#).

The apartment is very-well located in the heart of Stoke Newington, a short walk from Stoke Newington Church street to the north and central Dalston to the south. The green spaces of Clissold Park, with its tennis courts and popular café, are nearby, along with a number of excellent independent restaurants and pubs, in particular Newington Table in Newington Green.

Stoke Newington is very popular with young families, in part due to the number of good schools in the area. Particularly of note is the Betty Laywood Primary and Clissold School. Trains from Dalston Junction and Dalston Kingsland run services to Highbury & Islington, Shoreditch High Street and Stratford on the Overground.

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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”.