

# THE MODERN HOUSE



*London N16  
Sold*

## Church Walk III

This fantastic one-bedroom house, with private courtyard garden, can be found on Church Walk, a wonderfully quiet mews occupying a coveted position in Stoke Newington. Originally constructed as a mechanics' workshop, the building has been sensitively converted to a characterful house, with handmade joinery and soaring double-height ceilings.

Church Walk is a discreet mews in Stoke Newington, and is home to a diverse group of creative businesses as well as architect-designed and interesting self-build projects. It is within easy walking distance of the area's much-loved boutiques, pubs and restaurants.

The house and garden are positioned behind large wooden gates and are set back from the building line.

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Internally, the arrangement is primarily on one level. Occupying most of the ground floor is a voluminous living room, dining room and kitchen that measures over 28 ft in length. This space is flooded with light from huge metal doors that open to the garden at the front, as well as windows along one aspect and skylights above. It has been cleverly arranged with a bespoke wood kitchen set into plywood panelling at the rear, allowing the rest of the room to be used flexibly.

The ground floor is a wonderfully unusual space, and has been conceived as a carefully designed and cohesive whole, using a palette of contrasting tones of natural wood and plywood joinery. A concealed utility room leads onto the family bathroom at the far end of the plan. Adjacent to this is a study / guest bedroom that has independent access to the outside.

A spiral staircase leads to the bedroom on the first floor, which has reclaimed floorboards and a lovely wood-panelled ceiling.

Church Walk is located a few minutes from the independent shops, cafes, restaurants and pubs of Stoke Newington and Newington Green. Esters, a favourite with locals, is the neighbourhood café serving breakfast, lunch and coffee. Much-loved Church Street is home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other independent shops, restaurants and cafes. A short walk away is Primeur; recently described as ‘the perfect neighbourhood restaurant’, it serves modern European cuisine and natural wine on nearby Petherton Road. It’s a short walk to Highbury & Islington to the west and De Beauvoir to the south.

There are several green spaces nearby including Abney Park and Cemetery, Highbury Fields and Clissold Park with its tennis courts, popular café, beautiful lakes, and resident deer.

Dalston Kingsland, Canonbury and Dalston Junction are within easy reach and run Overground trains to Highbury & Islington, Shoreditch High Street and Stratford. Rectory Road is also close by and runs regular services to Liverpool Street in around 15 minutes. There are plenty of good bus connections to the centre of the city.

*London, North London*  
*Sold*

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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”.