

THE MODERN HOUSE



London N16
Sold

Evering Road

This striking three-bedroom maisonette unfolds to reveal a voluminous contemporary extension coupled with beautifully preserved period features. Daniel Sanderson's characteristic care with materials and light establishes a calm palette of colours and textures throughout the exceptionally finished interiors and into the courtyard garden, creating a beautifully crafted set of living spaces a short walk from the shops, restaurants, and bars of Stoke Newington.

The Designer

Daniel Sanderson studied architecture at the Royal College of Art before building a career as a design consultant in the UK and abroad. His work at Evering Road and Brickfields House marks a return to architectural projects and a focus on craftsmanship.

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Sanderson Studios specialises in the use of natural materials, particularly wood, in the service of a playful vernacular used to express personality through design. Approaching each project holistically, they unify architecture, interiors, furniture and art. [Click here](#) if you would like to read more about the design and inspiration behind Brickfields, another of Daniel's exceptional designs.

The Tour

The maisonette occupies two floors of a traditional Victorian terraced house; the façade is London stock brick with large sash windows and stucco moulding.

An entrance hallway leads to the bright expanse of the kitchen and dining room extension, which lie beyond. The pantry is defined by black brickwork, which is carried from the walls over the floor. Above, oak louvres extend down from the ceiling, referencing the footprint of the first-floor extension and interlocking with the line of oak cladding on the exterior. Exposed beams rise through the line of the pitched roof to meet this canopy. Skylights run the length of the room, working in tandem with glass sliding doors out to the garden to fill the space with natural light. Quarry tiles combine with exposed brick and hand-turned woodwork to establish an organic, tactile palette in this exceptional extension. The quality of craftsmanship and attention to detail throughout is extraordinary; all woodwork and joinery has been meticulously finished by hand, resulting in a set of bespoke, wonderfully cohesive set of living spaces.

Nestled at the centre of the plan is a reception area. Using the same black brick and quarry tiles of the extension, this space marks the boundary between the old and new with a calm seating area. The eye is drawn both by the brightness of the extension beyond and the handcrafted wooden stairwell, concealing an abundance of storage, which leads to the main bedroom on the first floor.

The first floor is currently configured as the main bedroom with a sizeable dressing room, preserving the original connectivity of the two spaces. Wrought iron radiators sit alongside original cornicing and a marble fireplace as geometric parquet flooring runs underfoot. These are voluminous spaces characterised by the light pouring in from the sash windows to the front and rear. The central doors could easily be drawn to create a third bedroom. A striking bathroom sits on this floor; the deep blue of the walls contrasts with the shower's brightness, which sits below a skylight and is lined with slim marble tiles. A freestanding roll-top bath sits to one side opposite bespoke wooden storage and a mounted basin.

On the ground floor, the second bedroom sits at the front of the plan, drawing in light from the wide bay window. The bedroom has a tiled en suite shower room. There is also a utility room on the ground the floor.

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Outdoor Space

The large sliding doors from the kitchen give access to the garden where a patio of quarry tiling, matches the titling indoors and blurs the boundary between inside and out.

Raised brick beds wrap around the perimeter planted with mature ferns and lush grasses. The blend of materials in the tiles, brick, slate shingles and planting make for a rich outdoor space with plenty of room for seating and more growing. From here, the scale and skill of the extension can be properly admired. The oak louvres soften the edges of the addition, subtly defining the geometries whilst sitting in sympathy with the traditional brickwork beyond.

The Area

Evering Road is conveniently positioned for all the amenities of Stoke Newington, Clapton and Dalston. The Jolly Butchers pub is at the end of Garnham Street and is something of a local institution, specialising in craft beer and excellent pub food. Church Street is a few minutes away and is home to a vast array of independent shops, cafes, restaurants and pubs, including The Spence Bakery, Whole Foods and The Good Egg. Esters, a favourite with locals, is an excellent neighbourhood café serving breakfast, lunch and coffee, while slightly further afield is Primeur; recently described as 'the perfect neighbourhood restaurant', it serves modern European cuisine and natural wine on Petherton Road.

There are several green spaces nearby; Abney Park and Cemetery are six minutes walk, while Hackney Downs and Clissold Park are nine minutes by foot. Clissold Park is a wonderful space with tennis courts, a popular café, beautiful lakes, and resident deer.

Stoke Newington is very popular with young families, in part due to the number of good schools in the area. Particularly of note are the Betty Layward Primary and Clissold School.

Rectory Road station is just around the corner and runs London Overground services to Liverpool Street in around 10 minutes. Numerous buses run into central London and the neighbouring Dalston area.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 999 years remaining Service Charge: approx. £500 per annum Council Tax Band: E

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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”.