

THE MODERN HOUSE



London N16
Sold

Farleigh Road II

Occupying the lower ground floor of an impressive Victorian terrace, this beautiful one-bedroom apartment has been renovated and extended by Shacklewell Architects to establish a dynamic set of light-filled living spaces. The original structure is cleverly revealed and concealed by the bespoke cabinetry that runs throughout the apartment, creating a contemporary space rich in material variety and light. A private garden provides an enviable green oasis on the edge of Hackney Downs and Stoke Newington.

The Tour

This beautifully finished apartment sits in a four-storey Victorian house, characterised by its traditional façade of London stock brick and ornate stucco detailing. Entry is at lower-ground floor level via a tiered front garden, shielded from the road by a beautiful photinia and a palm tree. The apartment sits at the rear of the house and is accessed via a shared hallway which provides some storage for the apartment.

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The corridor is painted a calming deep blue and has parquet flooring running underfoot towards the main living spaces, which have underfloor heating. The reception room sits in the extension; two striking skylights cut across the space as grand bi-fold doors open onto the private garden. Exposed brick and concrete columns mark the boundary between the kitchen and living area and lend a strong textural element to these rooms. Bespoke cabinetry lines the wall providing storage and a smart, dedicated workspace, as well as concealing a custom-built fold out bed, ideal for visiting guests.

Geometric tiling runs alongside ply cabinetry to create a neat kitchen with an abundance of storage. Solid oak worktops mirror the wooden shelving opposite, establishing a coherent and distinctive kitchen and dining area.

The main bedroom is opposite the entrance. Generous built-in wardrobes and under-bed storage maximise the efficiency of the space. A window at the end of the room draws in light and offers a nook that could serve a variety of uses with space for a desk and chair.

Sitting at the centre of the plan, a recently renovated bathroom is lined with Terra Calcutta porcelain tiles. A large rainfall shower is set into the ceiling above the bathtub. More built-in storage is concealed behind the mirrors.

Outdoor Space

Large bi-fold doors connect the inside and outside spaces. With a decked area and AstroTurf, the outdoor oasis looks onto the mature trees of surrounding gardens with plenty of room for a dining table and chairs. Old sleepers are used at the foot of the garden to create a split level for further seating or planters.

The Area

Farleigh Road is quietly located within walking distance of the shops, restaurants and bars of Stoke Newington, Dalston, London Fields and Islington. Stoke Newington Church Street, a short walk to the north, has excellent places to eat and drink, such as The Good Egg and the Spence Bakery, as does Newington Green to the west, home to renowned bakery Jolene. The Brunswick East Bakehouse, Hackney Downs Studios and All Good Beer bottle shop, next to Hackney Downs, are all a short walk from the apartment. The popular Chatsworth Road is also nearby, brimming with independent coffee shops, restaurants and a Sunday market.

The nearest train station is Rectory Road with regular trains to Liverpool Street taking around 13 minutes. Dalston Kingsland and Dalston Junction station are also both close by providing London Overground services to Stratford International and Highbury & Islington (Victoria Line).

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Tenure: Leasehold Lease Length: approx. 107 years remaining Service Charge: approx. £1,800 per annum
Ground Rent: approx. £350 per annum Parking: Residents can apply for on-street parking permits Council Tax Band: H



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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”.