

THE MODERN HOUSE



*London N16
Sold*

Farleigh Road

This elegant two-bedroom split-level apartment, with private courtyard garden, occupies the upper and lower-ground floors of a converted terraced house on Farleigh Road in Stoke Newington. The interiors and exteriors have been redesigned by the current owner to introduce a refined contemporary aesthetic to these generous Victorian spaces.

The Tour

Internal accommodation extends to approximately 1,250 sq ft and is entered at lower-ground level via a tiered front garden of railway sleepers, shielded from the road by a mature olive tree. There are quarry tiles in the entranceway, with a concealed storage cupboard positioned beneath the external stairs to the upper ground floor. Original oak floorboards with a lime wash run across the remainder of the apartment. Low-level, black cast-iron radiators have been fitted throughout.

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The main bedroom is positioned at the front of the apartment, capitalising on a large bay window that bathes the room in natural light. Original wooden shutters have been carefully restored and bespoke built-in wardrobes have been added. A further bedroom is positioned at the back of the apartment. This room has been nicknamed the “Garden Room” by the current owners and is used as a guest bedroom, office and occasionally a further reception room. A fireplace of exposed brick has been painted white and provides a wonderful focal point in the room. There is also a family bathroom on this lower-ground level with concrete floors; plus a storage and utility space positioned under the stairs.



The first floor is arguably the most impressive space in the apartment. There is an office space configured on the landing, with views, as well as access, over the garden through a long vertical section of glazing. A bespoke kitchen and dining room is positioned at the rear of the apartment, with marble worktops, handmade copper taps and integrated appliances by Smeg. The adjoining living room is front-facing and has bay windows, hardwood Victorian shutters and one of the original stone fireplaces. These spaces offer flexible living options and can be partitioned via a pair of wooden doors. Original Victorian features including cornices, high skirting boards, doors and window frames have been preserved.

The apartment has been extensively refurbished by the current owner. Work has included a new roof, central heating system, plasterwork, re-wiring and exterior refurbishment.

Outdoor Space

Glazed doors open out directly onto a patio area and a large private garden, partially shaded by a mature Robinia tree, mature jasmine, ivy and a crab-apple tree.

The green spaces of Hackney Downs, Clissold Park and London Fields are all close at hand, as are the wild open spaces of Hackney & Walthamstow Marshes.

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.



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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).

Tenure: Leasehold with Share of Freehold Lease Length: approx. 995 years remaining Parking: Residents can apply for on-street parking permits Council Tax Band: D



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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”.