

# THE MODERN HOUSE



*Northwold Road, London N16  
Sold*

## **Fleetwood Apartments**

The Fleetwood Apartments constitute seventeen private loft residences in a former Victorian Schoolhouse, set back from Stoke Newington High Street behind a private walled garden. This apartment has two bedrooms and is arranged across 1099 sq ft.

Fleetwood School closed in the late nineteen seventies and for many years afterwards was used informally as artists' studios, before it was converted into apartments by Julian Cowie Architects in 1999.

The building is set back from the road on the corner of Stoke Newington High Street and Northwold Road. Access is gained via a private, gated entrance at the rear, in the former school yard.

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## Fleetwood Apartments

Internally, the apartment retains much of its original Victorian palette and detailing, such as wooden beams and floorboards, exposed brickwork and beautiful arched windows. The proportions of the apartment, however, are vast and contemporary in style, particularly the open-plan living and dining room which sits beneath a double-height vaulted ceiling.

Beyond a glass brick partition, there is a new kitchen designed by HouseLAB, with beautiful quartz tops and splashbacks, and matching grey cabinetry. Above the communal areas is a large mezzanine level, which is currently configured as a study area and library, with a glass balustrade drawing natural light into the space from two, dramatic three-quarter height windows. There is a bedroom on this level, as well as a family bathroom with an original stained glass window. A bright master bedroom can be found, one storey below, on the first floor. It has dual aspect windows and cast iron radiators.

An article titled, 'New Habitats in Converted Buildings' in Architectural Design, Barcelona said of the newly completed apartments, "The first impression of the building is of warmth and comfort. The sandblasted brick wall, upholstered seats on the landing and the ash wood doors are small details that give the sensation of great care and elegance in the aesthetic design."

The apartments share a walled garden at the front of the building which has a number of mature birch trees and shrubs, dotted around areas of lawn and pebbles. The building also has a communal basement space which has ample storage space.

The apartment is located moments from the independent shops, cafes, restaurants and pubs of Stoke Newington, in particular Church Street, and Newington Green. There are also several green spaces nearby; Abney Park and Cemetery is a short walk away, as is Clissold Park, with its tennis courts, 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 is the Betty Laywood Primary and Clissold School.

Dalston Kingsland 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 taking in around 15 minutes.

Tenure: Share of Freehold Service charge: approx. £2,400 per annum

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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”.