

THE MODERN HOUSE



London N16
Sold

Nevill Road II

This bright two-bedroom, split-level apartment is contained within a modern addition to the smart Victorian terraces that line Nevill Road in Stoke Newington. Wonderfully surprising interiors reveal a charming series of white-washed rooms that culminate in a balcony with views over the city. The current configuration has two living spaces, one of which would be considered a second bedroom, both lit by skylights and painted white throughout, adding to the apartment's sense of light and calm.

Entry is from a communal landing, and there is bike storage inside the building. The hallway leads to the living room on the right, with views to the treetops. A double-height ceiling above the windows gives a lovely sense of volume. The kitchen is adjacent, concealed behind half-walls, while a metal spiral staircase leads upstairs. There is a bedroom at the front of the apartment, with huge windows and white shutters that look to the quiet street.

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The space feels more akin to a warehouse conversion, with exposed ceiling beams and a gallery that looks down to the living room. Floorboards run underfoot and the walls have the texture of bare brick, painted white to reflect the sunshine that streams in through a series of skylights. Currently used as a second living space and office, it was originally considered to be a second bedroom. There is also a large concealed utility room which the current owners created from another bathroom.

The balcony looks to the mature gardens that run down the backs of the houses, and has a view as far as The Shard.



Nevill Road is located moments from the independent shops, cafes, restaurants and pubs of Stoke Newington and Newington Green. Much-loved Church Street is home to Borough Wines, Whole Foods and The Good Egg while Esters Cafe is also nearby. There are also several green spaces nearby; Abney Park and Cemetery is eight minutes' walk, as is Clissold Park, with its tennis courts, popular café, beautiful lakes, and resident deer.

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 around 15 minutes. There are plenty of good bus connections to the centre of the city.



Tenure: Leasehold Lease length: approx. 93 years Service charge: approx £1200 per annum Ground rent: approx £100 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”.