

THE MODERN HOUSE



*London N16
Sold*

Oldfield Road

Brilliantly located on Oldfield Road, a quiet residential street close to the centre of Stoke Newington, is this excellent four-bedroom house with private garden. It has been comprehensively rebuilt and extended by the current owners to a light-maximising design by Coriander Buildings and now measures almost 1,600 sq ft internally.

Entry is via a front courtyard garden to an entrance hallway. On the left are two reception rooms. The first, bathed in the light of a bay window, has a log burner. Engineered oak parquet flooring connects the spaces through double doors, in turn stepping down to an open-plan kitchen. Flooring becomes stained oak, also in herringbone, its shade mirrored above in the oak frame of a mono-pitch roof light. Natural light pours in through floor-to ceiling Crittal doors at the rear, opening to a courtyard garden with a sculptural climbing frame conceived by landscape designer Adolfo Harrison.

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The kitchen has poured concrete worktops, plywood cabinetry and appliances by Neff and Miele. Also on this level is a guest WC and steps down to a fully-tanked cellar fitted with wine racks. Underfloor heating extends throughout the ground floor.

Rising a half level is a spacious landing, clad in timber and currently used as a reading / study space, leading in turn to a family bathroom. On the first floor are two bedrooms, the larger with built-in wardrobes. On the second floor are two further bedrooms. The larger is accessed through a dressing area and has an en-suite shower room. Sash windows throughout have been sympathetically updated with double-glazing.

Oldfield Road 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 four minutes' walk, 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 around 15 minutes.



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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”.