

THE MODERN HOUSE



Sandbrook Road, London N16
Sold

Garden Wall House

This exceptional new-build house, designed by Paper House Project and Ellis Miller Architects, is positioned on Sandbrook Road, a short walk from the cafes, shops and restaurants of Church Street in Stoke Newington.

The design has been cleverly conceived across three storeys and a secluded courtyard garden, with a living wall on the western aspect, establishes a bright, verdant counterpoint to the raw, industrial palette of the house itself.

The house is formed of imported Belgian Vande Moortel bricks, which contrast strikingly against the period brickwork of the neighbouring houses. An incisive section of hit-and-miss brickwork at street level, combines with an elevated strip of planting and green roofing to create light-filled interiors, which retain their privacy.

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Entry is gained at street level. There is underfloor heating throughout, beneath Danish oak-parquet floors. Beyond the entrance hall, a flexible space which can be configured as a bedroom, study or studio space is positioned to one side. This room has an elegant set of glazed doors which overlook the living wall and courtyard below. It also has an adjoining en-suite shower room with custom-designed Moroccan Zellige tiles. The ceilings are of exposed concrete

The lower-ground floor is arguably the heart of the house. It is accessed via a concrete staircase, with stained-oak louvres and formed of a large, open-plan kitchen, living and dining room, with glazed doors opening out onto the secluded courtyard. In the warmer months, this outdoor space functions as an extension of the living room; natural black-stone paving mirrors the colour scheme of the interiors and a cedar-clad wall, opposite the self-watering green wall, creates a wonderful sense of peace and seclusion.

The kitchen has bespoke units by Hølte, stainless-steel worktops, with bespoke concrete-aggregate splashbacks and integrated appliances, including a wine fridge. An adjoining utility room has a large fridge, an additional sink and space for an integrated washing machine and dryer. A guest WC is tucked away in this section of the house and it has a large Fior di Bosco marble sink. The dining area has Louis Poulsen hanging pendants and the living room has a beautiful Danish stove, by RAIS.

The master bedroom is positioned at the top of the house. There is a linear skylight over the stairs, drawing natural light deep into the plan. The bedroom itself has exposed beams overhead and a beautifully designed dual-aspect window, with window seat. There is a dressing area to one side of the bedroom with significant amounts of wardrobe space, as well as an en-suite bathroom and wet-room, with a free-standing bath by Lusso and more custom-designed Zellige tiles.

There are touch-screen heat controls in every room, designated bicycle and bin storage at the front of the house and a fully integrated Automist fire system.

The quiet terrace of Victorian houses on Sandbrook Road is located a few minutes from the independent shops, cafes, restaurants and pubs of Stoke Newington and Newington Green. Esters, a favourite with locals, is the neighbourhood café serving breakfast, lunch and coffee. Much-loved Church Street is home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other independent shops, restaurants and cafes. A short walk away is Primeur; recently described as 'the perfect neighbourhood restaurant', it serves modern European cuisine and natural wine on nearby Petherton Road.

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There are several green spaces nearby; Abney Park and Cemetery is six minutes' walk and Clissold Park is nine minutes by foot, 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 are the Betty Layward 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 in around 15 minutes. There are plenty of good bus connections to the centre of the city.

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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”.