

THE MODERN HOUSE



*London N16
Sold*

Sandbrook Road

This rare double-fronted, five-bedroom house is positioned on Sandbrook Road, a quiet residential street in Stoke Newington. The Victorian proportions have been redesigned and reconfigured by Andries Kruger of Ambigram Architects to create an expansive set of spaces, configured across three storeys.

Rather unusually for the area, the house has not been divided. Instead, Ambigram have sought to honour the Victorian architectural features, while reflecting a contemporary approach to space and light. Original sash windows and wooden shutters on the ground floor communal areas have been retained, while upstairs a third storey and substantial sections of glazing over the staircase have been added. The result is a rare combination of beautiful Victorian features and generous spaces designed specifically for modern living.

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The house is set back from the street, behind a pair of low hedges providing privacy without blocking light. Inside, a dining room is positioned just off the entrance hall, nestled in space formed by an original bay window. There are also Victorian window shutters and a fireplace in this room; engineered oak floorboards run throughout. This half of the house flows wonderfully into a modern kitchen with a Fisher and Paykel dishwasher and Corian work surfaces. To one side of the kitchen island, a large fully-tanked basement is accessed, which the current owners use as a utility space. Glazed doors open from the kitchen out onto a beautiful, secluded garden and deck.



The other half of the ground floor is occupied by a set of versatile living rooms. There is another Victorian fireplace, as well as wooden shutters and cast iron radiators. The space stretches the back of the house where a large section of glazing looks out into the garden. This area is used as a playroom by the current owners' children.

The first floor is occupied by two children's bedrooms, a guest bedroom with en-suite bathroom, and a family bathroom. Original floorboards run across the floor. The very top of the house is occupied by a large bedroom, which is currently used as a home office, but the majority of this storey is taken up by a peaceful master bedroom, which has three sash windows with wonderful views out towards the city. The master bedroom also has a private dressing area and a large bathroom with Moroccan tiles and a free standing roll-top bath.



This quiet terrace of Victorian houses on Sandbrook Road is located moments 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 Borough Wines, 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.

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

*London, North London
Sold*

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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”.