

THE MODERN HOUSE



Oldfield Road, London N16
Sold

Scholars Place

This wonderful three-bedroom apartment is positioned within a Victorian school conversion, a short walk from Stoke Newington's Church Street. The current owners have added contemporary touches throughout in the form of bespoke joinery and a recently renovated kitchen by Uncommon Projects. Expansive glazing stretches the entire breadth of the rear wall in the open-plan living area, framing a breathtaking vista high above the trees and rooftops. From here lies a spacious enclosed paved terrace with views towards St Mary's Church.

The Tour

Scholars Place sits behind a secure gated entrance with a car park. The communal lobby area is unusually bright and spacious, characterised by its soaring ceilings, exposed brick arches, glass roof and striking staircases. Access to the second-floor apartment is the stairs or lift.

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Arranged partly in reverse, two bedrooms lie on this floor, while the living spaces and main bedroom sit another level up. The larger of the two sits at the rear, with an immaculate en suite bathroom. There is a useful WC positioned in the second bedroom.

A staircase ascends to the open-plan living spaces, which occupy almost the entirety of this level. A versatile space, this room would comfortably allow for multiple configurations. Exposed brick creates a textural contrast against the neutral white walls, which capitalise on the excellent quality of natural light in this room.

The bespoke kitchen sits at one end, partly concealed by its clever L-shape configuration. The current owners, in collaboration with Uncommon Projects, have gone to tremendous lengths to create a functional space without forfeiting on design. The kitchen is punctuated by a magenta-coloured glass cabinet, adding a sense of vibrancy to the predominantly monochrome palette of black plywood cabinetry and white Corian worksurfaces. A built-in breakfast bar, which sits under a vast window, creates additional seating space. All appliances are by Miele and are fully integrated.

Sliding glazed doors open onto a patio area, through which lies a separate room, currently being used as a music studio. A completely self-contained space, it could easily be reconfigured as an office or cinema room.

The main bedroom contains plenty of storage in the form of full-height wardrobes, also by Uncommon Projects, in addition to the built-in cupboards, original to the apartment. Further storage can be found within the hallway.

The apartment also has an off road parking space.

Outdoor Space

A sheltered patio lies to the right side of the living space, enclosed by aluminium planters containing an abundance of leafy perennial plants and ferns. There is plenty of space for a dining table and chairs, offering a beautiful vantage to sit and enjoy the view.

The Area

Scholars Place is conveniently positioned for all the amenities of Stoke Newington. Church Street is a few minutes away and home to a vast array of independent shops, cafes, restaurants and pubs, including The Spence Bakery, Whole Foods and The Good Egg. Esters, a favourite with locals, is an excellent neighbourhood café serving breakfast, lunch and coffee and is only a short walk from the building. Slightly further afield is Primeur; recently described as 'the perfect neighbourhood restaurant', it serves modern European cuisine and natural wine on Petherton Road.



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There are several green spaces nearby; Abney Park and Cemetery and Clissold Park, its tennis courts, popular café, beautiful lakes, and resident deer. Both are approximately nine minutes by foot.

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.

Rectory Road and Stoke Newington Overground stations are equidistant and run services to Liverpool Street in around 10 minutes. Numerous buses run into central London and the neighbouring Dalston area.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 103 years remaining Service Charge: approx. £4,100 per annum Council Tax Band: E

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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”.