

THE MODERN HOUSE



London N4
£1,100,000 Share of Freehold

Stapleton Hall Road IV

Exhibiting a wonderful sense of volume, flow and light, this spacious maisonette lies at the heart of the Stroud Green Conservation Area. The plan unfolds across 1,500 sq ft over three floors and has been subject to a total redesign by Studio Ben Allen, in collaboration with the current owner, opening up the interior spaces and creating a calm, cohesive plan that adheres to modernist principles. Stapleton Hall Road itself lies within walking distance of the best of North London; Crouch End and Highgate are within easy reach, as is the green expanse of Finsbury Park.

The Tour

The house has a traditional red brick Victorian facade, decorated with white stucco embellishments and set back from the road behind a low parapet wall. A front garden lies to one side, demised to this apartment, where a green lawn provides contrast to the red brick of the house. Entry is up a short set of steps and into a private hallway.

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The main living spaces are brilliantly voluminous, with ceilings almost three metres high extending to a pitched roof and original sash windows at both ends of the room. Carefully restored original pine floorboards flow underfoot, warmed by underfloor heating. Bookshelves span almost the full expanse of one wall. The remarkable sense of space in the main living area has been emphasised by adding a split level to one side, delineated by open slats of Douglas fir, currently used as a sleeping area.

At the other end of the room, the kitchen is tucked to one side. Original pine floors continue, materially linking the spaces and providing a gentle contrast with the beechwood cabinetry. Quartz worktops sit above built-in appliances, and a window over the sink frames leafy views over the street below. The open nature of this space ensures it remains wonderfully sociable to the adjacent living/dining area, where an original cast iron fireplace provides a focal point.

The top floor is home to the main bedroom and bathroom, beautifully bright, peaceful spaces that are characterised by a soft light that enters through a large skylight. Intricately carved beech bi-fold panels open on one side of the room to overlook the living area below, creating beautiful shadows throughout the day. These were made by CNC IT to a design by Ben Allen. The original floors have also been retained here.

On the first floor is a large family bathroom, with matt grey flooring and wall tiles surrounding a generous walk-in shower. Underfloor heating extends below, and storage takes the form of a full-height wall of cupboards, plus a second cupboard on the opposite wall.

Outdoor Space

The front garden is demised to this maisonette and makes a wonderful spot to sit and enjoy a morning coffee. The space is laid to lawn, which is bordered by a variety of bushes.

Area Guide

Stapleton Hall Road lies in the Stroud Green Conservation area. Crouch End, Finsbury Park and Highgate are all within easy reach. There are several highly regarded eateries nearby, including the excellent Big Jo bakery, Max's Sandwich Shop and Dotori. The famous Dusty Knuckle, known for its bread, pizza and pastries has also recently opened a second outpost in the area.

The Faltering Fullback pub is a short walk away. Further offerings are available on Stroud Green Road, known for its organic shops, including Urban Native and Butler's Deli, an independent wine shop and delicatessen. Also nearby is the open expanse of Finsbury Park, and just to the north is the Parkland Walk, a much-loved trail on a disused railway line that connects Finsbury Park to Highgate.

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There are several excellent schools in the area, one of the predominant reasons for its popularity with families. Primary schools include Coleridge Primary School, Weston Park Primary School, Rokesly Junior School, the Catholic St Gildas' Junior School and St Aidan's Voluntary Controlled Primary in nearby Stroud Green. Crouch End also has some well-regarded secondary schools, including Hornsey School for Girls, Highgate Wood, and Greig City Academy to the north in Hornsey. In nearby Highgate are Channing School for Girls and Highgate School, which is one of the UK's leading co-educational independent schools.

There are a number of stations for transport nearby, including Harringay Station (with direct lines to Liverpool Street and Moorgate), Crouch Hill Overground Station, and Finsbury Park for Victoria & Piccadilly Line underground services and mainline trains.

Tenure: Share of Freehold Lease Length: approx. 999 years remaining 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”.