

THE MODERN HOUSE



*London N16
Sold*

West Bank

Quietly situated among the handsome late-Victorian architecture of West Bank's single-sided terrace, this wonderfully bright double-fronted house, with enchanting garden, is currently divided into two substantial apartments and measures approximately 3,475 sq ft with seven bedrooms overall.

Steps ascend a gently sloping front garden to the main ground-floor entrance. On this level is a large two-bedroom flat with expansive extended living area, cellar access, and marble-walled shower room with underfloor heating. Elegant fine-framed sliding glazed doors extend from floor to ceiling across much of the west-facing rear aspect. These overlook and open to a dramatically beautiful garden, designed by Todd Longstaffe-Gowan, with a series of reclaimed ruins arranged around a pond populated by waterlilies. In one corner is a sunken pottery studio with heated floor and Crittall windows.

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An independent side entrance provides access to the maisonette above, which provides a significant rental income at present and contains five bedrooms over two levels, with one currently used as a second living room. On the first floor is a huge double-aspect living room / kitchen and dining area with front-facing balcony and stepped access to the garden at the rear. The flat roof of the extended ground floor has been constructed to accommodate a terrace which could be added subject to relevant planning permissions. There is a bathroom / shower room on each floor, a utility room, and significant eaves storage within the upper level.

The property has been comprehensively refurbished by the current owner including re-insulation, plumbing and electrics, and window and flooring replacement throughout.

West Bank is a quiet, tree-lined street situated a short walk north of the bars, restaurants and cafes of Stoke Newington, and the green spaces of Clissold and Abney Parks. Woodberry Wetlands, a nature reserve operated by London Wildlife and recently reopened to the public after 180 years, is around six minutes' walk away.

The property is located less than a minutes' walk to Stamford Hill Station which runs London Overground services to London Fields, Cambridge Heath, Bethnal Green and Liverpool Street. Manor House (Piccadilly) and Finsbury Park (Victoria Line, Great Northern and Thameslink) stations are a short bus ride away and there are a variety of bus routes into The City and West End.

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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”.