

THE MODERN HOUSE



*London N16
Sold*

Winston Road

A sophisticated colour palette lends depth and warmth to this strikingly renovated four-bedroom house in Stoke Newington. A handsome Victorian façade belies the unabashedly contemporary treatment within, characterised by fine terrazzo tiles and angular maple beams. A secluded garden flows out from the rear at the same level as the open-plan kitchen, living and dining room, creating a delightful sense of indoor-outdoor living. Sitting just south of Clissold Park and near Newington Green, the house is well-placed to enjoy all that the area has to offer – see our guide to the best of Stoke Newington.

The Tour

The house sits behind a front garden bound by a brick parapet wall, with a flagstone path leading to a front door painted a muted berry. Entry is to the hallway, a space grounded by black-painted original floorboards with walls finished in an inviting dusty pink shade.

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The hall leads past a useful WC to a spacious kitchen and dining room. Wide-form porcelain tiles with a fine terrazzo finish sit below exposed larch beams framing an expansive skylight above. Playful green cabinetry defines the generous kitchen, where there are integrated appliances including three Zanussi ovens. An exposed steel beam painted a burnt orange spans the centre of the room, gently demarcating the kitchen and dining spaces. Expansive roof lights are set in a gently sloping section of the ceiling, and a set of full-width slender framed sliding doors open out to the garden.



At the front of the ground floor plan lies the reception room; formerly two separate rooms, the generous space is now unified by black-painted floorboards running underfoot throughout. Cast iron radiators sit below the sash bay windows fitted with bespoke shutters, and an internal window affords a glimpse of the extension beyond. Sage green walls offer a gentle backdrop to a smooth stone fire surround, and the storage cellar is accessed from underneath the stairs.

The first floor has two double bedrooms and a family bathroom. The main bedroom, at the front of the plan, has a wonderful quality of light care of two sash windows. Walls and ply-fronted wardrobes are painted in 'Cold Brew' by Coat. A smooth stone fire surround rests on a sleek granite hearth, and a door beside the bedhead opens into an en suite. Here, metro tiles with grey grouting line the walls and floor, and there is a walk-in shower. A tall frosted window borrows light from the family bathroom behind.



There is a further double bedroom, currently used as an office, placed at the rear, just off a half landing. A Velux window above works in tandem with a sash window overlooking the garden to ensure that natural light abounds. A playful pink bathroom with matt black fixtures and fittings and a wide, frosted sash window completes the first-floor plan.

There are two double bedrooms on the second floor with generous storage space on the landing. Set within the mansard roof, these rooms have beautiful views over surrounding treetops and gardens. Sitting between the bedrooms is a utility room and WC, with slender floorboards underfoot, dusty pink-painted walls and an entirely glazed ceiling. There is also a wide ceramic sink, with space for white goods nestled below a timber countertop.

Outdoor Space

The garden sits on the same level as the kitchen. Porcelain tiles extend out from the inside onto the terrace, creating a strong sense of continuation between indoors and out. Lateral timber slat fencing bounds each side of the garden, with raised beds to each side of the patio thoughtfully planted with hydrangea, fern, heuchera and Acer, with jasmine growing along the fencing. The rear section of the garden is laid with black decking, elevating it one step up from the patio.

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At the rear of the garden is a glass-fronted timber-framed garden room, lit from above with a glass ceiling and warmed by a brass-coloured cast iron radiator in one corner. A useful storage room adjoins from here.

The Area

Winston Road is located within easy reach of the independent shops, cafés, restaurants and pubs of Stoke Newington, Newington Green and Dalston; Esters, Mangal 1 and Jolene are particular neighbourhood favourites. Much-loved Church Street is home to The Spence Bakery, AUN and The Good Egg, as well as many other independent businesses. A short walk away is the newly opened Cadet, as well as Primeur, described as “the perfect neighbourhood restaurant”.

The house is well positioned for several popular green spaces, notably Abney Park & Cemetery and Clissold Park with its tennis courts, café, beautiful lakes, and resident deer.

Dalston Kingsland and Dalston Junction Stations run Overground services to Highbury & Islington, Shoreditch High Street and Stratford. Canonbury Station (Overground) is a 15-minute walk away; Rectory Road is also close by, with services reaching Liverpool Street in around 15 minutes.

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”.