

THE MODERN HOUSE



Garnham Street, London N16
Sold

XO Apartments

XO is a wonderful collection of newly built apartments, located a few minutes' walk from Church Street in Stoke Newington. The result of a collaboration between design-led developers Artform, interior designers Scenemith and Downen Farmer Architects, XO is a striking contemporary apartment building that embraces a palette of exposed raw concrete and textured brickwork, with beautiful elevated balconies.

Please note only Flat 4 remains available.

The Building

XO comprises eight bright and expansive apartments configured across a building of four storeys. The apartments currently for sale have one, two or three bedrooms and all have private, south-facing outside space, whether that's a ground floor patio, a recessed balcony or top-floor terrace. Please see the floorplans for more detailed information.

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The Tour

Facing south onto Garnham Street, XO is formed of two interlocking exoskeletons; the concrete core is partially wrapped with a brick façade to create a beautiful set of recessed, south-facing balconies. There is lift access across all floors, as well as secure bike storage for residents.

Within the apartments, Scenemsmith has created a set of open, flowing interiors that beautifully complement the building's external aesthetic. The industrial palette of materials has been juxtaposed with warm timber window frames on the upper floors, engineered oak herringbone parquet flooring and exposed concrete pillars and ceilings. The oversized, 2.7m floor-to-ceiling heights are paired with high-reaching doors, painted in a soft mushroom shade that threads each room together along the skirting and architraves.

The kitchens contain natural timber shelving and bespoke cabinets in a deep red by MILK Furniture, which chime harmoniously with integrated appliances and terrazzo worktops. A light touch has been applied to the internal fittings, allowing the materiality of the apartments to take centre stage. Switchplates, sockets and ironmongery are all offered in a matt black finish, while the bathrooms are replete with vibrant, warm terrazzo, plus concrete basins by Cementd and black brassware.

The zoned underfloor heating and hot water use the latest air source heat pump technology – a low-carbon, renewable energy option that is both efficient and sustainable – meaning the development is fully electric.

Outdoor Space

Each apartment within XO will have its own private outdoor space. The ground floor apartment has a private south-facing patio, while the first and second floor apartments will all have their own south-facing balconies (some with a second balcony offering another aspect). Both third-floor apartments have terraces providing wonderful, elevated views of Stoke Newington and the city skyline beyond.

The Area

XO is excellently positioned in the centre of Stoke Newington, a vibrant area packed with cafes, restaurants, pubs, bars and shops. The apartments are less than two minutes' walk from the entrance of Abney Park – a wild, woodland space – and minutes from Stoke Newington Church Street and the green expanse of Clissold Park. The Jolly Butchers pub is at the end of Garnham Street and is something of a local institution, specialising in craft beer and excellent pub food.

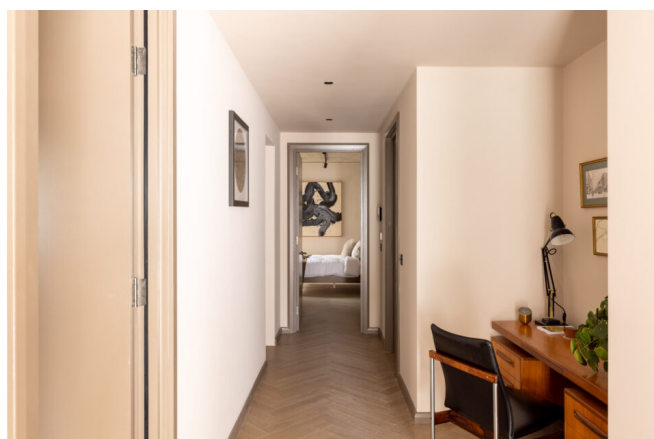
Stoke Newington station is just around the corner and runs London Overground services to Liverpool Street in around 10 minutes or Seven Sisters in around four minutes, for connections to the Underground. Numerous buses run into central London and the neighbouring Dalston area.

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Tenure: Leasehold Lease Length: approx. 127 years from 2021 Service Charge: approx. £2 per sq ft per annum
Ground Rent: approx. £400 for x1 bed, £500 for x2 bed and £600 for x3 bed per annum Council Tax Band: D



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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”.