

THE MODERN HOUSE



*London N16
Sold*

Kyverdale Road

This wonderfully engaging detached contemporary house is arranged over four storeys, with a double-height living space, four double bedrooms and three bathrooms.

The house occupies a wedge-shaped site that previously contained a small workshop, and has been partly sunk into the ground in order to maximise the size. It is entered on the half level, with a hallway containing built-in cupboards and storage beneath the floor, and a guest cloakroom. Steps lead down to a magnificent double-volume reception room, which has exposed beams, blockwork walls and a wood-burning stove. This leads in turn to a dining area and an open kitchen, arranged around an attractive courtyard garden. There is parquet wood flooring with under-floor heating, and exposed timber joists.

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The first floor contains a spare bedroom at the front. The raised area above the entrance hall is used as a sleeping platform, and a mezzanine study overlooks the reception room below. The second floor has two double bedrooms and a family bathroom, and the top floor is dedicated to a fantastic master suite, with an en-suite shower room, a dressing room, and access to a sun terrace.

The house is constructed from Spanish white brick, with bronze anodised aluminium composite windows and a zinc-clad top floor. The project first gained planning permission for a design by the noted architects Prewett Bizley. The current owners then engaged Archea, working in conjunction with Timothy Smith & Jonathan Taylor, to adapt the scheme to suit their needs, with the project being completed in 2013.

Kyverdale Road is a quiet residential street located between Stoke Newington Common and Stamford Hill. Nearby Stoke Newington Overground station provides quick access to Liverpool Street, and there are local bus routes into the West End and the City. Kyverdale Road is also within easy reach of the amenities of Stoke Newington Church Street and the beautiful green spaces of Clissold Park.

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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”.