

THE MODERN HOUSE



*London N16
Sold*

Nevill Road

Found on Nevill Road in Stoke Newington is this excellent four-bedroom house. With large bay windows at the front and a sunny kitchen at the back with doors that lead to the private garden, it is flooded with natural light.

Behind a smart courtyard, entry is to a hallway that leads to the double living room. These rooms retain their generous Victorian proportions and character, with a Chesneys woodburning stove, cornicing and ceiling roses. The bay window has bespoke shutters, while the oak floorboards are stained a warm hue. Throughout, the large wooden-framed sash windows have been recently upgraded with double-glazing.

The house's original rear return has been converted to a large kitchen, fitted with minimal white units and Miele appliances along one wall, to allow space for a long dining table. The textured brick of one wall is left exposed, while the rest of the ground floor is smartly painted in white. Above, a full-length single-pane skylight mimics the original shape of the house, and lovely oak framed windows and double doors look to the garden.

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On the first floor is the master bedroom, with an exposed London stock chimney breast. There is one further bedroom, a study and large family bathroom. The house has been neutrally decorated, with a consistent palette of white and grey tiling and walls, with warm wood and exposed brick details that highlight the great proportions of the house. On the second floor are a pair of lovely bedrooms that share a bathroom.

Outside is a private south-west facing walled garden. There is also a basement to provide excellent storage.

This quiet terrace of Victorian houses on Nevill Road is located moments from the independent shops, cafes, restaurants and pubs of Stoke Newington and Newington Green. Much-loved Church Street is home to Borough Wines, Whole Foods and The Good Egg while Esters Cafe is also nearby. There are also several green spaces nearby; Abney Park and Cemetery is four minutes' walk, as is Clissold Park, with its tennis courts, popular café, beautiful lakes, and resident deer.

Stoke Newington is very popular with young families, in part due to the number of good schools in the area. Particularly of note is the Betty Laywood Primary and Clissold School.

Dalston Kingsland and Dalston Junction are within easy reach and run Overground trains to Highbury & Islington, Shoreditch High Street and Stratford. Rectory Road is also close by and runs regular services to Liverpool Street taking around 15 minutes. There are plenty of good bus connections to the centre of the city.



*London, North London
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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”.