

THE MODERN HOUSE



London N15
£625,000 Freehold

Frinton Road

Designed by Samuel Chisholm Studio, this beautiful two-bedroom house sits on a secluded plot a short walk from Stamford Hill, Seven Sisters and Stoke Newington. The single-storey house makes ingenious use of its angular plot to create a bright, generous set of internal spaces, tied together by a palette of the finest contemporary materials, including polished concrete, Mandale limestone and extensive sections of skylight and glazing. The house is accessed via a private garden at the front, and there is also a courtyard leading off the main bedroom at the rear.

The Architect

Samuel Chisholm founded his architectural studio in 2017. Prior to this, he worked on a number of award-winning architectural projects, including the Flint House at Skene Catling de la Pena (RIBA House of the Year 2015) and The ZigZag Building at Lynch Architects (WAF World Office Building of the Year 2016).

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The Tour

The house is set back from Frinton Road, a quiet residential street a short walk from the train station at Stamford Hill. A gated entrance provides access via the front garden, which has been laid to concrete and is bordered on either side by brick walls. The front-facing façade of the house is formed almost entirely of glazing, which opens onto this peaceful outdoor space.

Internally, polished concrete with zoned underfloor heating stretches across the entirety of the ground-floor communal spaces. These are arranged in an open plan to encompass a kitchen, configured with a long limestone worktop along the northern aspect, a dining room and a living room positioned beneath a beautiful circular skylight. The kitchen has a Smeg oven and hob, as well as an integrated dishwasher, a washing machine and a fridge. Raised aluminium shelving sits on either side of the hob.

A wood-panelled corridor with a linear skylight overhead leads through to the main bedroom at the rear of the plan. This room is bright and peaceful, with fitted mirrored wardrobes and full-height, timber-framed glazed doors, which open directly to the private courtyard. There is also a second, smaller bedroom; this is currently configured as an office and can be accessed either along the corridor or from the main bedroom via a pocket door. This room also has a skylight overhead, allowing natural light to flow deep into the plan. A family bathroom is located opposite the second bedroom. This room has a sunken bath with Lusso Stone taps, Claybrook tiles and plenty of built-in storage.

Outdoor Space

The aforementioned front garden is a peaceful space. Laid to concrete, it opens to the house through extensive sections of glazing that blur the boundary between indoors and out. The house also has a private courtyard, which can be accessed off the main bedroom and is wonderfully private courtesy of a high brick wall. There is ample space here for a seating and dining area, and potted plants could be dotted around the edges to add a dash of greenery.

The Area

Frinton Road is a quiet, residential street situated a short walk north of the bars, restaurants and cafes of Stoke Newington, as well as 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 a short walk away, as is the West Reservoir, a popular open-water swimming spot. The Castle Climbing Centre is also in close proximity.

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There are excellent transport links in the area. The apartment is only a two-minute walk from Stamford Hill Station, which runs London Overground services to London Fields, Cambridge Heath, Bethnal Green and Liverpool Street. Manor House (Piccadilly Line) 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 the West End.

Council Tax Band: xx



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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”.