

INIGO



Grove Mansions

STAMFORD GROVE WEST, LONDON N16

SOLD

A riot of colour and creativity defines this two-bedroom apartment set in a charming Victorian building in Upper Clapton. Bold colours accentuate the wonderful 19th-century details, such as tiled fireplaces and large bay windows, while its position on the second floor means that it is incredibly light. Externally, the building is the epitome of fine Victorian architecture, its decorative façade defined by detailed brickwork and stucco. Set on a peaceful street between Stamford Hill and Lower Clapton, the apartment is perfectly located for the shops, bars and restaurants in the area. It feels like a quiet haven because of its communal garden.

We've written about life here in more depth.

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Setting the Scene

Set on a tranquil and verdant street, this handsome building exudes a sense of serenity, perfectly harmonising with its surroundings. Impeccably balanced, the façade is defined by yellow London stock brick, accented by the vibrant hues of red bricks encasing the charming white wooden-framed sash windows. An inviting cerulean-blue front door is nestled in an open porch adorned with the same captivating red brick and a white keystone. For more information, see the History section.

The Grand Tour

The first-floor apartment is accessed via a flight of stairs. In the long central corridor, terrazzo runs underfoot, offsetting the walls, which are finished in an enveloping navy. The sitting room is at the end of the corridor. A bright and airy space, it is illuminated by a full-height bay window. An original fireplace retains beautiful brickwork painted green, matching the glossy original tiles on the floor. The walls are painted in Deep Reddish Brown from the Farrow & Ball Archive collection, with the paint morphing appearance in the lighter and darker parts of the room. Bespoke shelving on either side of the fireplace are made of walnut that emanates the same paint colour.

The kitchen is on the other side of the apartment and is currently the heart of the home. Walls have been painted deep green, with one entirely tiled in pale green glossy tiles, reflecting the dappled light that pours through mature trees framed by the large sash windows. Cabinetry is made from reclaimed pitch pine and yew imported from Ireland and is topped by a hardy green onyx marble. There is also a butler's sink and a full-height cupboard for storing pantry essentials.

Soft pink, namely Pink Ground by Farrow & Ball, characterises the main bedroom, which is south-facing and has two sash windows. A clever design decision was made to paint the fireplace in the same chalky colour, which perfectly accentuates its fine hand-carved detailing in geometric tiling. The second bedroom has generous proportions and views facing the garden.

Refitted by the current owners, the bathroom was extended to incorporate a separate shower and bath. The hand cut parquet off-white style tile pattern creates a lovely texture, while a beautiful stained glass window casts a colourful light across the room.

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The Great Outdoors

A spacious and leafy communal garden is located at the back of the terrace, shared by the residents of the mansions. It is surrounded by mature trees and rose bushes, and a paved area creates ample room for dining tables and seating to eat outdoors and mingle with friends and neighbours or find a quiet moment to read.

Out and About

Grove Mansions is in a quiet residential area between Stamford Hill and Upper Clapton. Its proximity to the Aro makes it ideally situated for heading into Dalston or towards south Tottenham.

The house is within easy reach of the independent shops, cafes, 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, and many other independent businesses. Primeur, described as the "perfect neighbourhood restaurant," is highly rated for its contemporary dining, while Perilla focuses on local ingredients and sustainability. Favoured pubs in the area include The Shakespeare and The Rose and Crown.

There is a healthy dose of green spaces nearby. Springfield Park is a 2-minute walk, Clapton Common is a five-minute walk away, and slightly further afield is the Walthamstow Wetlands Nature Reserve, where there are miles of walks to be had. Grove Mansions is well-connected to public transport on the Overground from Stamford Hill or Stoke Newington, providing fast connections to London Liverpool Street.

Tenure: Share of Freehold

Lease Length: Approx. 955 years remaining

Service Charge: Approx. £1000 per annum

Council Tax Band: C

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About

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