

# INIGO



## *Windus Road*

LONDON N16

£500,000 LEASEHOLD

This bright one-bedroom apartment in Stoke Newington unfolds across the ground floor of a Victorian terraced house. The current owners have been careful to preserve period features throughout, including original floorboards, panelled doors and sash windows. To the rear is a private garden planted with climbing clematis, ivy and a tall lilac tree.

### *Setting the Scene*

Stoke Newington underwent a period of significant development from the 18th century onwards. Many of its buildings were constructed during this period, with a marked influx in the 19th century.

This apartment, part of a smart Victorian row of 'half houses', represents part of this later development. The typology represented an adaptation of the terrace house and became popular in the north-east pocket of Hackney; narrow front doors set in the red and yellow-brick facade open directly to ground-floor garden apartments, and to stairways that lead to first-floor residences.

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### *The Grand Tour*

The apartment sits behind a front garden with a brick boundary wall and a mature golden hedge woven with honeysuckle. Its red-painted, private front door is set underneath a covered porch and opens directly to a hallway.

The hallway has patinated timber floorboards and high skirting boards - original features that continue throughout. Natural light is drawn into the room through a transom light set above the front door.

Opening to the left of the hallway is a bright living room. The walls are washed in a deep shade of blue from Little Greene, and there are matching alcove shelves for keeping books, photographs, and games. A pair of four-over-one Queen Anne-style sash windows allows an abundance of light in.

A dining room is at the end of the hallway, occupying the middle of the plan. The room is painted in the same deep blue hue, and an original fireplace has been fitted with patterned tiles and shelves for storing extra crockery. There is a sash window and original glazed doors on either side.

Beyond the dining room is the kitchen, with natural slate flooring, fitted cabinets, and solid oak worksurfaces. There is a four-ring gas hob and an integrated oven. From the kitchen, a door opens to the private back garden with a patio for outdoor dining.

A double bedroom is accessed via the hallway. Here, floorboards have been painted white, and the walls are finished in a pale shade of grey, also by Little Greene. There is an original built-in cupboard on one side, and a two-over-two sash window overlooks the garden.

The shower room is appointed with white metro tiles and dark wood joinery. A walk-in, rain-style shower sits to one side, and there is a window to the garden.

### *The Great Outdoors*

At the front of the apartment is a front garden with a tall golden privet hedge and fragrant honeysuckle, providing a green outlook and good privacy from the street.

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The apartment's private garden is to the rear. A patio of patterned tiles underneath the branches of a mature lilac makes an ideal spot for an outdoor dining table or a barbecue, and climbing ivy covers the boundary walls.

### *Out and About*

Windus Road is around a 10-minute walk from much-loved Stoke Newington Church Street, home to Spence Bakery, Whole Foods, Rasa, The Good Egg, Shrine to the Vine, and many other culinary delights. The Jolly Butchers pub is at the end of Garnham Street and is something of a local institution, specialising in craft beer and excellent Indian food.

The apartment is a seven-minute walk from Abney Park, one of London's 'Magnificent Seven' garden cemeteries. The park's 13 hectares of woodland were planted as an arboretum by the Victorian horticulturalists. Now recognised as a Local Nature Reserve, the park is home to veteran trees, a variety of wild plants and flowers, and a remarkable diversity of insects and fungi. At one end, Abney Park Café serves breakfast and lunch.

Clissold Park is slightly further afield and encompasses a children's playground, tennis courts, a bowling green, and a paddling pool. Fink's Pump House is the go-to for takeaway coffee, sandwiches, and soft-serve ice cream.

Stoke Newington Overground station approximately three minutes' walk away and provides quick access to Liverpool Street via the Weaver line. There are also local bus routes into the West End and the City.

Tenure: Leasehold / Lease Length: Approx. 143 years remaining / Council Tax Band: C



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.