

# INIGO



## *Smalley Close*

LONDON N16

SOLD

This wonderful two-bedroom apartment unfolds within a Grade II-listed townhouse in the centre of Stoke Newington. Surrounded by greenery, the home can be found on Smalley Close and has leafy views over Stoke Newington Common, as well as its own private, west-facing garden to the rear. Including an extensive basement level (which could be converted subject to the necessary permissions) the living space extends over 1,860 sq ft. The current owner has completed a sensitive restoration to create a light-filled maisonette - which arguably feels more like a house - that is wonderfully suited to contemporary life.

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### *Setting the Scene*

Listed in 1969, this three-storey terrace flanks one side of the verdant Stoke Newington Common. The terrace was built in the late 18th century, circa 1787; the houses are particularly notable for their handsome London stock-brick façades and large sash windows, each crowned by contrasting and decorative red brick. Originally called Cockhanger Green, the common was renamed as the area was developed during the Victorian era. It became Shacklewell Common, then Newington Common and is now the much-loved Stoke Newington Common, a stretch of land of around five acres and a lovely place to bask in the sun.



### *The Grand Tour*

Entrance to the house is from Smalley Close, where a gate leads into the rear garden of the apartment. The lawn is framed with floral borders and has a recently added York stone pathway that leads to the maisonette. The front door opens into a hallway, where there is plenty of space for hanging coats and a guest WC to one side.

Stairs lead up to the first floor and the main living spaces. To the right lies the kitchen, which contains freestanding French units in 'Confetti' pink with leather handles, and granite worktops. The current owner has employed a smart combination of open shelving and glazed cabinetry to display her crockery collection.

To the front of the plan is the main living space, where original floorboards run underfoot and three sash windows frame views of the common, as well a flowering magnolia tree.

Upstairs are two generous double bedrooms and a shared family bathroom, with a freestanding cast-iron bath and separate shower. The main bedroom is painted a lovely, muted Blue Vein by Paint & Paper Library, and has further sash windows that overlook the park. Wooden floorboards run throughout this floor too, leading into the second double bedroom with its Farrow & Ball, Setting Plaster and French Gray walls.

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### *Out and About*

Smalley Close is in a brilliantly vibrant area packed with cafes, restaurants, pubs, bars and shops. The apartment is close to Abney Park – a wild, woodland space – and minutes from the green expanse of Clissold Park. It is also within easy reach of the independent businesses of Stoke Newington and Newington Green; Esters and Jolene are particular neighbourhood favourites. Much-loved Church Street is nearby and is home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other culinary delights. A short walk away is Primeur, recently described as “the perfect neighbourhood restaurant”, it serves modern European cuisine and natural wine on nearby Petherton Road.

Stoke Newington and Rectory Road stations are close by; both run London Overground services to Liverpool Street in around 10 minutes or Seven Sisters in around four minutes, for connections to the Underground. A number of buses run into central London and the neighbouring Dalston area.

Tenure: Leasehold Lease length: approx. 108 years remaining  
Service Charge: approx. £530.40 per annum  
Ground Rent: £10 per annum

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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.