

VICTORIAN GROVE, STOKE NEWINGTON
Offers In Excess Of £900,000 Freehold
3 Bed House

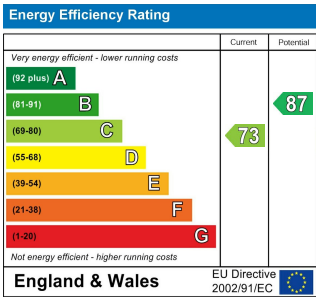
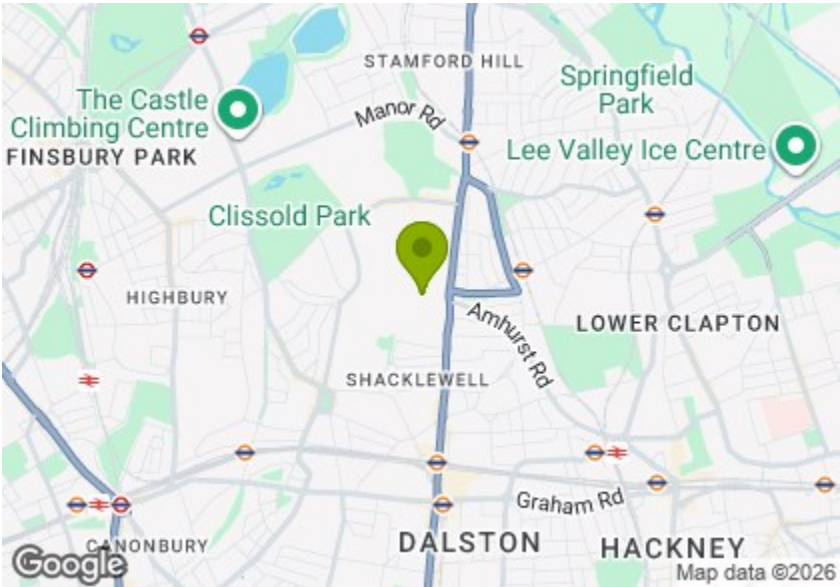


Features:

- Three Bedroom House
- Arranged Over Three Floors
- Architecturally Designed
- Two Bathrooms
- Private Garden
- Utility Room

Tucked just off Stoke Newington High Street, this three-bedroom home unfolds over three floors, offering 1,038 sq ft of stunningly designed space. On the ground floor, the open kitchen and living space opens straight out onto a west-facing garden that catches the afternoon and evening sun, an easy extension of the house in warmer months. Upstairs, there are two well-balanced double bedrooms, including one with its own ensuite. The loft conversion adds a distinctive third bedroom, connected by bespoke plywood-lined circulation with plenty of natural light. Storage is thoughtfully considered and amply built in throughout the house. With Rectory Road Overground station close by, getting into the city is straightforward, while the high street's mix of independent shops, cafés, bars and restaurants is right on your doorstep.

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0208 520 3077



E11, E7, E12 & E15
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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
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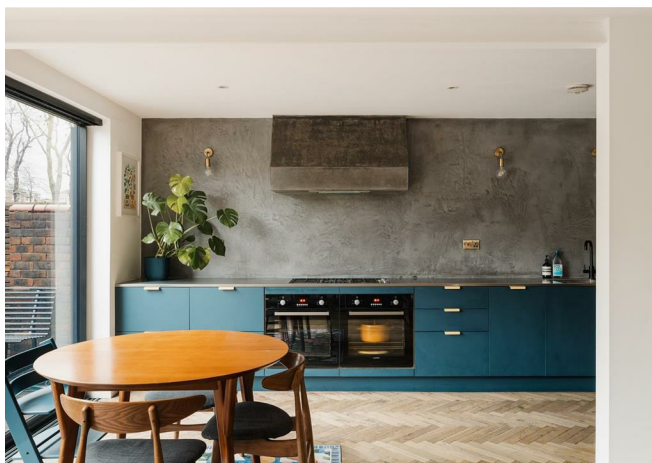
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IF YOU LIVED HERE...

From the street, the house keeps a low profile - a discreet modern brick façade set behind a neatly paved front garden. Step inside, though, and the tone shifts immediately. The entire ground floor is given over to a striking open-plan kitchen, dining and living space that feels expansive and carefully composed. Blonde chevron timber flooring runs the length of the room, drawing your eye towards a full-width wall of glass at the rear. In warmer months, the doors slide back completely, turning the garden into a natural extension of the living space and creating a seamless indoor-outdoor flow. The kitchen sits cleanly along one wall, finished in low-profile teal cabinetry with brushed brass handles. Integrated appliances, a double oven, and polished concrete-style splashback keep the look tight and contemporary, while wall-mounted lighting adds warmth and definition. A separate utility room is tucked away at the rear, keeping the main space uncluttered. Outside, the west-facing garden spans 395 sq ft and feels deliberately structured rather than overworked. Raised black timber decking steps down to an artificial lawn, framed by brick walls and timber fencing. Three mature trees add symmetry and privacy, and there's rear access for practicality. Upstairs, two double bedrooms sit alongside a family bathroom with a sleek modern design. Floor-to-ceiling white tiling keeps the space crisp, while timber accents including window frames, soften the look. Black fittings add contrast, and a basin set on a solid timber block with hairpin legs brings a sculptural edge. Sage green tiled flooring grounds the space with a contemporary finish. The first bedroom features an exposed timber beam ceiling that flows seamlessly into custom-built wooden wardrobes. The second double mirrors the same considered approach, with plywood

built-in cupboards, exposed white beams and a skylight bringing in soft natural light. It also benefits from its own neatly finished bathroom with a walk-in shower. The converted loft crowns the house with a truly standout space. Bright and airy, with large windows and a skylight, it's been designed around a built-in platform that accommodates sleeping, seating and storage without breaking the flow. Shelving, display areas and cupboards are integrated throughout, making it as practical as it is visually striking. Connecting the first and second floor is a meticulously designed circulation space, playing with height and natural light that makes the space feel warm and generous. The design challenge taken on by architects Bradley Van Der Straeten to create two interlocking floor levels into the loft was recognised as Winner of the Compact Design of the Year at the 2021 Don't Move Improve awards, highly commended in the 2020 Wood Awards, and has been featured in Dwell, Dezeen and Grand Designs magazine. Design-led, thoughtfully executed and set in a consistently popular neighbourhood, this is a home that balances meticulous architectural attention to detail with day-to-day ease and one that's rarely available in this location.

WHAT ELSE?

Like your veg fresh? Stokey Veg, and the Farmers' Market is open every Saturday to provide options.

You're surrounded by some of the best pubs in London: The Shakespeare, The Londesborough, The Auld Shillelagh and one of the best gastropubs in London, The Clarence.

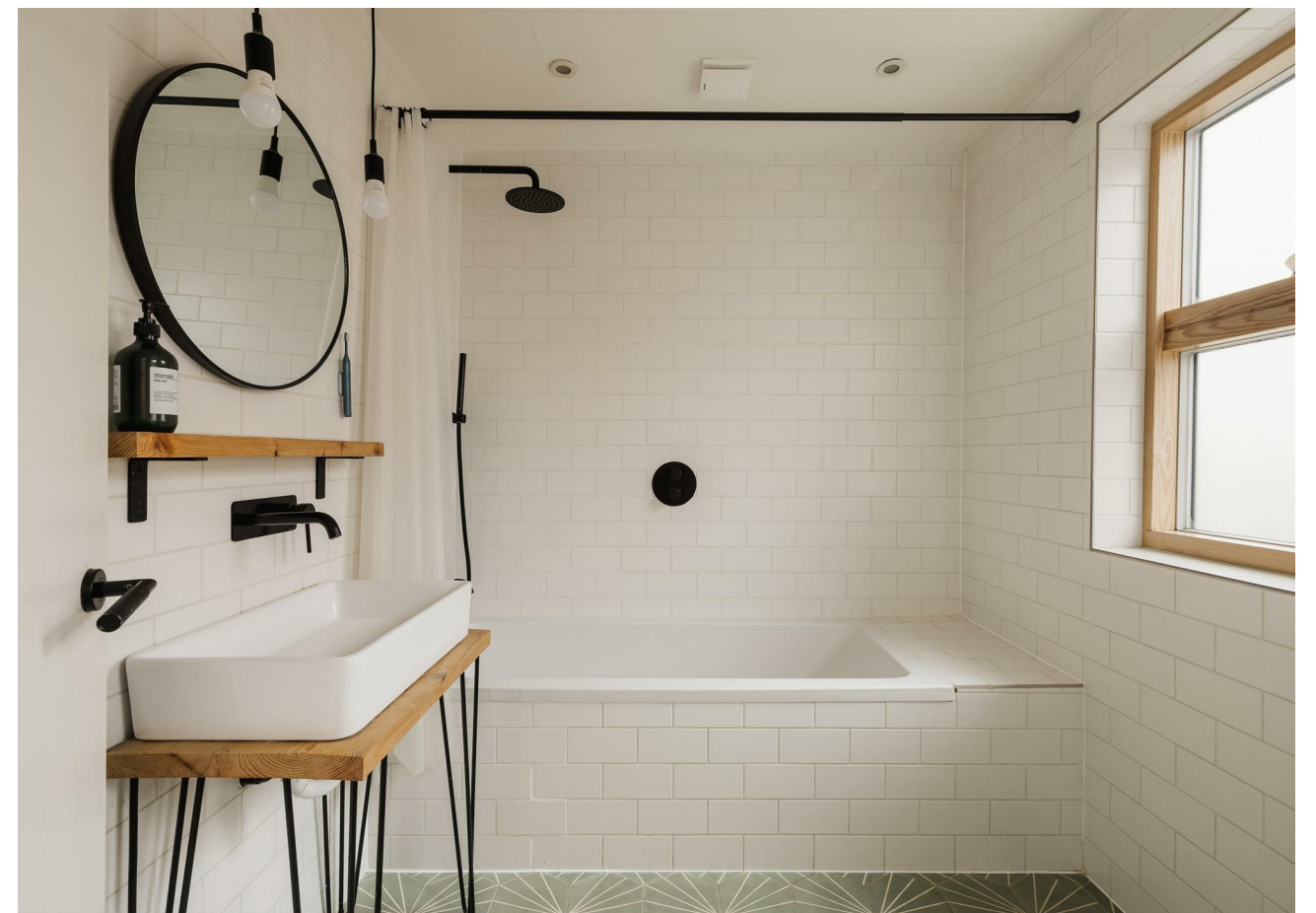


A WORD FROM THE OWNER....

"We're proud to have been a part of the story of this house - after a complete transformation from a 70's ex-local council house, it has been a joy to live somewhere so thoughtfully and meticulously designed. We've enjoyed the flexibility of the space - we've transitioned from being a couple turning 30 with an office and guest space into a family of 4. There are many surprises that make the house special - the hidden storage, the evening sun flowing through the various skylights, the fully scrolling French windows, electric windows, and underfloor heating keep us forever finding new favourite things about the space. Our favourite way to enjoy the space are hosting on a summer's evening with the doors open, playing with kids on the first floor landing, or reading in the top bedroom. The area is among the best in London, for us improved by the relationships we've built with the local community and events on the estate, Clissold Park, the best pubs and restaurants on our doorstep, hidden gems and ever changing landscape. We've also been spoiled by so many good neighbourhoods beyond Stoke Newington nearby; Dalston, Angel, Clapton, Highbury or jumping on one of the bus routes into the city."

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Kitchen/ Dining / Reception Room

19'7" x 18'5"

Utility

Bedroom

9'8" x 8'1"

Bedroom

9'6" x 11'4"

Ensuite

9'5" x 2'7"

Bedroom

9'0" x 15'1"

Bathroom

7'4" x 6'9"

Garden

19'4" x 20'8"



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