

AUCOOT



ADDRESS

The Folly, Grange Hall, London N16

PRICE

£1,350,000

ARCHITECT

Nissen Richards

INFORMATION

A three-bedroom home that is part of a collection of nine houses sensitively carved out of a Victorian school building. The architects, Nissen Richards, have been careful to retain many stunning original features, creating truly inspiring spaces like the main living area with its soaring pitched ceiling. A comfortable home full of history and character, The Folly has been decorated by renowned interior designer Adam Bray who has complimented the quality of finish beautifully.

Set over three stories, a well thought out plan puts the main living space and kitchen at the top of the house to maximise natural light and to make full use of the wood-clad pitched ceiling. A magnificent top-floor living space with unique arched side windows, the space feels like a welcoming sanctuary. The hand-built British Standard Kitchen by Plain English is handmade in their Suffolk workshop and painted on site with Little Greene's 'Obsidian Green'. The kitchen also features a 30mm thick Carrera marble worktop with oversized splash back. On the middle floor are two double bedrooms (one en suite with bespoke wardrobes and storage spaces that have been custom-designed and laid out to make maximum use of space) and a family bathroom. The largest bedroom is on the ground floor and hosts a walk-in dressing room and en suite bathroom. This room could also easily become a second living area or study dependent on your needs. At ground level you'll also find a utility room provisioned with a purpose-made stainless-steel catering table and sink. A large, wide hallway leads you out into a landscaped private courtyard that references English walled gardens and where the school's original arched vestibule has been converted into a unique open-air folly. There is secure, gated access out on to the street beyond with a video entry-phone system.

The house features lightly smoked and waxed engineered oak floors. Electric Underfloor heating to all the houses is controlled by the latest Neo E thermostats from Heatmiser. This technology incorporates self-learning preheat features to ensure the house warms up just in time for your arrival. Your phone will become an extension of your home, providing another way to see who's at the door, or operate the heating before you get home. A brochure is available with a full specification list, just ask us to send it to you.

The original West Hackney Parochial School was built in 1837 as two large halls that housed the girls' wing to the west and the boys' wing to the east. The building was later used as a church hall (when the original Robert Smirk designed church was bomb damaged in WW2), a social hall and a snooker house. Most recently, its name had been changed to Grange Hall and it was being used as a warehouse for rare transistors and electrical fittings.

Stoke Newington is a vibrant place to live and Church Street has become a destination for food lovers. There are lots of independent shops including a Whole Foods and it has a bustling high street with an abundance of cafés, restaurants, pubs and shops. A farmers' market is held every Saturday across the road from the houses in the yard of St Paul's Church. Stoke Newington High Street offers even more places to eat, drink, shop and dance. Venture a little further and you're within walking distance of Dalston and Newington Green, and Islington is a



short bus ride away. The beautiful green space of Clissold Park with its large restored Georgian house and café, tennis courts, skate park and deer enclosure is close-by as is Hackney Downs in the opposite direction.

LEASE LENGTH

998

SERVICE CHARGE

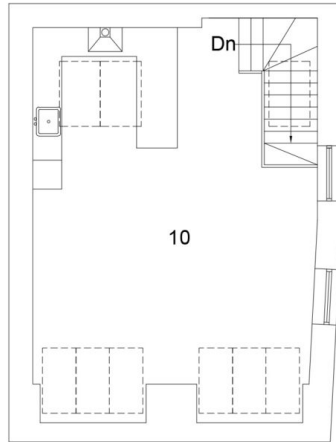
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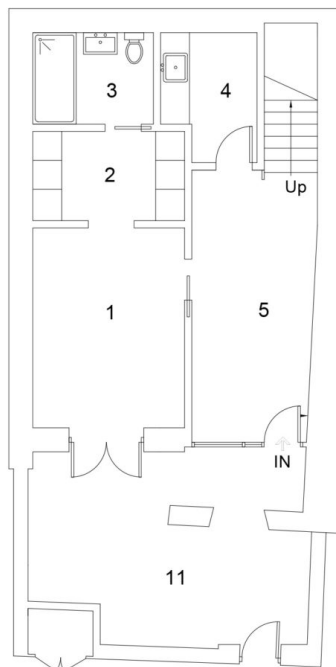


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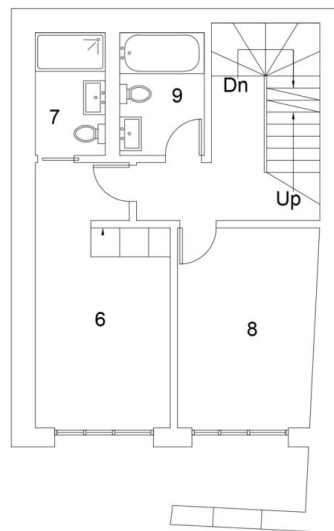


Second Floor

1. Bedroom 1
2. Dressing Room
3. En Suite
4. Utilities
5. Hallway
6. Bedroom 2
7. En Suite
8. Bedroom 3
9. Family Bathroom
10. Kitchen / Living Room
11. Garden / Courtyard



Ground Floor



First Floor

The Folly, Grange Hall, N16
Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft
Illustration for identification purposes only. Not to scale. Ref: 187280
Floorplans supplied by developer

