

AUCOOT



ADDRESS

Greenview House, Stoke Newington, London
N16

PRICE

£1,200,000

ARCHITECT

Paper House Project

INFORMATION

Set within a small gated mews, this exceptional three-storey mid-terrace house, newly built by Paper House Project marries contemporary design with considered sustainability. Thoughtfully configured so all usable rooms connect with outside space and natural light through double-height volumes, the house offers a series of refined, modern interiors that speak both to the practicalities of daily life and a deeper connection to nature, with views over Butterfield Green. At once architecturally ambitious and environmentally conscious, it's a quietly radical reimagining of what a low-carbon London home can be.

Stepping inside at ground level, you are greeted by a hallway with built-in storage, a dedicated space for hanging coats, and a seating nook under an internal picture window overlooking the double-height atrium. A few steps further, the kitchen-diner unfolds with dual aspects – on one side, a three-metre living green wall, and on the other, a picture window overlooking the atrium with Muuto Rime pendants.

The kitchen has been custom-built with oak veneer door fronts and carcasses, integrated appliances, and is complemented by Caesarstone worktops and splashback. The island features open shelving and an integrated downdraft extractor, maintaining clean sightlines throughout the space. The dining area is positioned beside the internal picture window, which overlooks the double-height atrium – a thoughtfully conceived feature that adds a sense of theatre when entertaining friends and family.

Walking up the solid oak custom staircase, you pass beneath a generous skylight and picture window before stepping into a breathtaking top floor, where a floor-to-ceiling window frames views over the park. A secluded rear roof terrace extends effortlessly from this space, creating a natural continuation of the living area. The refined oak joinery is carried through, softened by a palette of Farrow & Ball's Linen Wash, lending warmth and cohesion to this considered, light-filled room.

The bathroom is a calm, contemporary space, thoughtfully finished with fixtures in brushed stainless steel. Duravit ceramics from the Stark collection lend a sculptural edge, while matt white vanity units are topped with honed Caesarstone in a fresh concrete finish. Claybrook's Neutra tiles in Whitish complete the palette, bringing subtle texture and tonal harmony throughout.

Descending to the lower floors through a softly curved arch, you're welcomed by two bedrooms with extended ceiling heights and Lazenby polished concrete flooring. The principal bedroom is positioned at the rear, where floor-to-ceiling doors open onto a courtyard. Fritze Hansen Caravaggio wall lights and built-in oak wardrobes add warmth to the space here. The second bedroom also enjoys direct access to its own private courtyard, with natural light drawn in from the double-height atrium – a

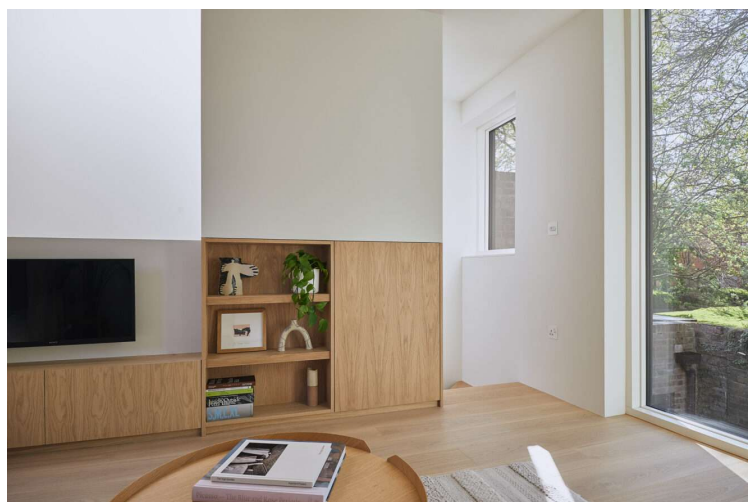


bright, calming space, equally suited to rest or focused work.

This home has been designed with a considered approach to sustainability, achieving an outstanding EPC rating of 97 (A). A Mechanical Ventilation with Heat Recovery (MVHR) system ensures a continuous supply of fresh air while retaining heat, complemented by an air source heat pump that draws warmth from the outside air. Solar panels generate on-site renewable energy, feeding surplus power back into the grid. The prefabricated cross-laminated timber (CLT) superstructure, paired with triple-glazed windows and a highly insulated, airtight envelope, all work together to dramatically reduce energy consumption while maximising comfort. The mews also benefits from a secure entry system, along with a communal timber storage for bikes and bins.

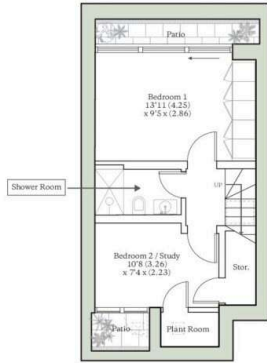
EPC

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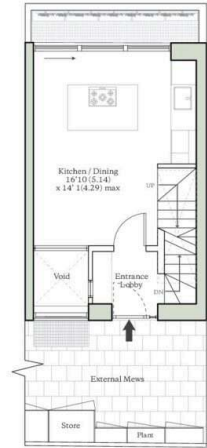


MILTON GROVE, LONDON, N16

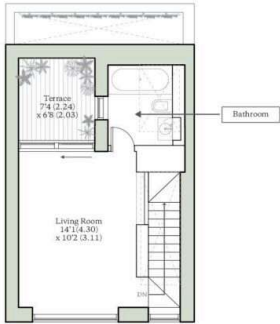
Total Internal Area = 830sq ft / 77.1 sq m
(Excluding void & outdoor areas)
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

AUCOOT
RICS Property Measurements Standard

