



LOVE LIVING

HACKNEY



18 Scholars Place, London, N16 0RF
Offers in excess of £575,000





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- Former Victorian school conversion
- Recently renovated bathroom with green glazed tiling and brass fittings
- Secure gated development in the heart of Stoke Newington
- Secure bike storage
- Original full-height school window with far-reaching rooftop views
- Exposed brickwork and warm timber flooring on the ground floor and cork flooring upstairs
- Share of Freehold and moments from Church Street, Clissold Park and Overground stations
- New electric heaters throughout

The Home -

Positioned within the landmark Scholars Place development, this characterful apartment forms part of a former Victorian school conversion in the heart of Stoke Newington. Arranged across split levels and extending to approximately 655 sq ft internally, the apartment balances dramatic architectural proportions with warm, contemporary living.

At the centre of the home is a striking open-plan kitchen and dining space with ceiling heights rising to over four metres. Original school windows flood the apartment with natural light while framing elevated rooftop views across Stoke Newington. Exposed brickwork, timber flooring and carefully considered finishes create a calm and understated atmosphere throughout.

The apartment has been thoughtfully arranged to create a strong sense of openness while still offering distinct living areas. The principal bedroom sits on the lower level beside the kitchen and dining space, while above, a mezzanine level overlooks the main room below and leads to a second bedroom with a Juliet balcony.

A recently renovated bathroom introduces a richer contemporary palette with deep green tiling, brass fittings and mosaic flooring, complementing the apartment's industrial Victorian character.

Set behind secure gates, Scholars Place remains one of Stoke Newington's most distinctive residential conversions. The apartment is offered with a share of freehold and sits within the catchment area for several highly regarded local schools, contributing to the area's continued popularity with families.



The Indoors

Entry is into a welcoming hallway, where the apartment's split-level arrangement begins to unfold. The main living space opens dramatically ahead, defined by its exceptional scale, natural light and original architectural detailing.

The kitchen and dining area form the heart of the home. A vast original school window stretches upward through the double-height volume, drawing soft natural light across the exposed brickwork and warm timber floors throughout the day. Positioned beneath the mezzanine, the kitchen has a more intimate ceiling height of approximately 2.1 metres, creating a natural contrast against the expansive volume surrounding it.

The kitchen itself is arranged in a clean, efficient layout with integrated appliances, generous work surfaces and understated cabinetry. Opposite, there is ample room for dining beneath the original window, creating a bright and atmospheric setting for everyday living and entertaining.

Adjacent to this space is the principal bedroom, quietly positioned on the lower level and separated from the main entertaining areas while still benefiting from the apartment's soft natural light.

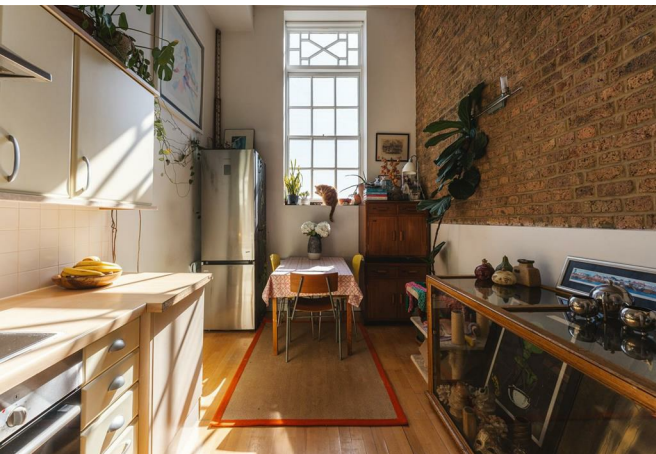
A staircase rises to the mezzanine above, currently arranged as an informal seating and reading area overlooking the kitchen and dining space below. Beside it sits the second bedroom, a smaller but beautifully bright room with a Juliet balcony opening towards rooftop views and greenery beyond.

The bathroom has been recently redesigned with deep green glazed tiling, brass fittings, textured glass and monochrome mosaic flooring, bringing a refined contemporary finish to the apartment's original Victorian shell.

Throughout, subtle contemporary interventions and integrated storage have been carefully balanced against the building's historic character, resulting in a home that feels both architectural and comfortable.

Loving The Location

Scholars Place is quietly positioned in the heart of Stoke Newington, one of north-east London's most established and sought-after neighbourhoods. Known for its independent spirit, strong sense of community and abundance of green space, the area offers a rare





balance of village atmosphere and city connectivity.

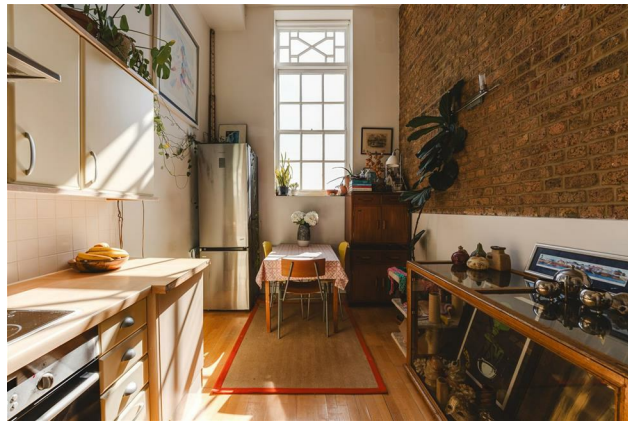
Moments away, Stoke Newington Church Street forms the centre of neighbourhood life, lined with independent cafés, restaurants, bakeries, wine bars and local shops. Favourite local spots include Esters, The Good Egg and Spence Bakery, alongside a collection of long-standing independent businesses that give the area its distinctly creative character.

Clissold Park is within easy walking distance and offers tennis courts, lakes, open lawns and walking paths, while Abney Park provides a quieter, more secluded green space steeped in local history. The canals and wetlands around Woodberry Downs are also nearby.

The neighbourhood has become particularly celebrated for its food scene, with local favourites including Primeur, Perilla, Cadet and Rasa. Excellent pubs such as The Clarence Tavern and The Axe are also close by.

Rectory Road and Stoke Newington Overground stations are both within walking distance, providing swift access to Liverpool Street and the City, while numerous bus routes connect the area with Dalston, Islington and central London.

Scholars Place offers a rare combination of architectural character, thoughtful contemporary living and neighbourhood life in one of London's most enduringly popular areas.

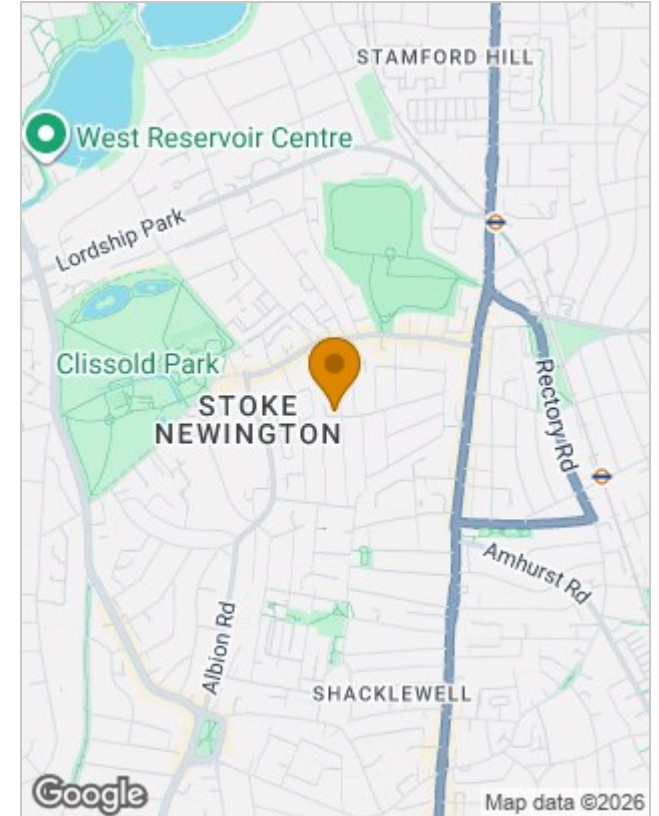




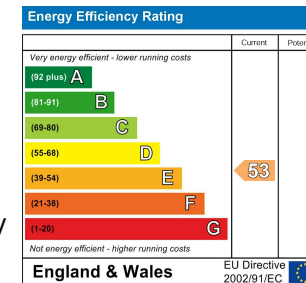
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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