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## Designed by architects Magri Williams, this three-bedroom terrace is a calm home and refuge from busy London life.

Following completion, the house was shortlisted for the national 'Don't Move, Improve!' award (2019), and proved a hugely popular venue in Open House London, an organisation that champions exceptional architecture.

The renovation transformed the ground floor of the property; connecting all the spaces with a material palette of London stock-style brick, ash-white concrete, light clay walls and birch plywood.

The tones of the external brick

are further explored throughout the interior, creating a sense of cohesion.

Clayworks of Cornwall were contracted to achieve the desired light, textured patina on the interior walls, creating a unique and striking finish.

The floor in the rear extension transitions from an ash-white polished concrete to a white square tile of many shades at the existing threshold, naturally arranged in a stack pattern – a response to the extension design.





# Bespoke plywood joinery is installed in the kitchen, living area and staircase, which also adds warmth and softness to the space, and creates a good balance of textures in the home.

As you climb the plywood finished staircase to the first floor, you are greeted by a beautiful bathroom with separate bath and shower. A standout feature is the picture window overlooking the garden.

The home offers two double bedrooms with wood flooring on the first floor; the front double has bespoke fitted wardrobes and double-glazed sash windows.

The third bedroom, with plywood floor and stylish ensuite shower room, is located on the top floor. The whole space draws exceptional light through generously sized windows and skylights.

The rear garden is an effortless continuation of the kitchen, accessed via a pivot door with grey polished concrete flooring and cleverly designed slatted timber storage and shrub boxes.

























Roslyn Road is a quiet residential road, close to numerous restaurants, supermarkets, pubs and parks.

In addition to some of London's top breweries, the area offers thriving local pubs, including True Craft, The High Cross, The Beehive, The Palm and The Salisbury.

Popular local foodie hangouts include Forks & Green, Perkyn's, Pasero and Chuku's Nigerian tapas, while a 15 minutes' walk takes one to the numerous vibrant bars, cafes and restaurants of Grand Parade and Green Lanes.

The annual open studios at Markfield Road in Tottenham Hale provides an opportunity to talk to artists directly. It's a great way to stay connected to the local flourishing art scene.

For those wishing to explore beyond the numerous local parks, Tottenham Marshes, the Lee Valley canal path and Walthamstow Wetlands are nearby and offer hours of tranquil walking.

Roslyn Road is close to the transport hub of Seven Sisters (Victoria line 20 minutes to central London; Overground 20 minutes to Liverpool Street) and Tottenham South station on the east-west Overground.

Holy Trinity CofE Primary School is rated outstanding by Ofsted, as is Harris Primary Academy Coleraine Park near Northumberland Park. Harris Academy Tottenham and London Academy of Excellence Tottenham are the local outstanding secondaries.











# Roslyn Road N15

## £950,000

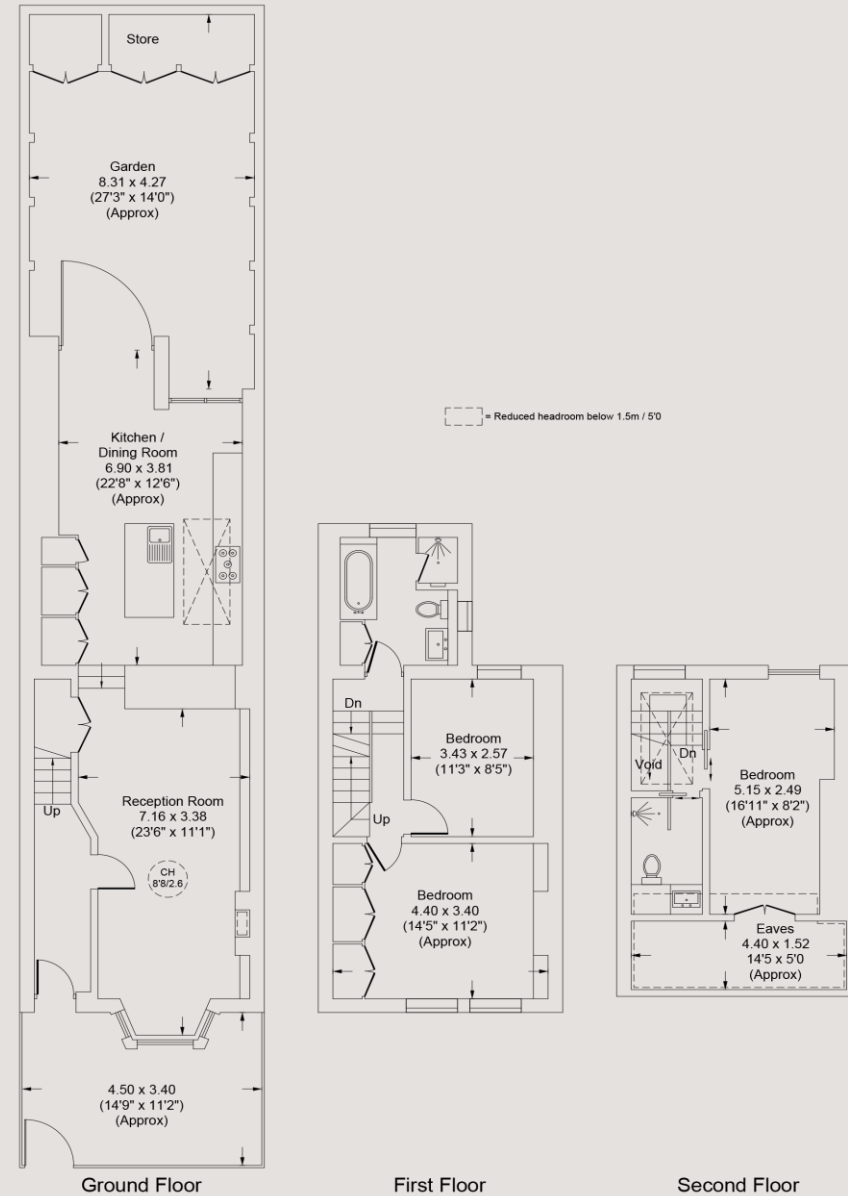
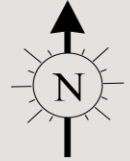
FREEHOLD  
COUNCIL TAX BAND C  
EPC RATING TBC

- Architecturally designed by Magri Williams
- Shortlisted for the national 'Don't Move, Improve!' award (2019)
- Three double bedrooms
- Two bathrooms
- Extended at the rear and into the loft
- Bespoke plywood joinery
- Polished concrete flooring in kitchen
- Underfloor heating
- Wood-burning stove
- Close to Seven Sisters Underground Station

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# Story of Home

Roslyn Road, N15



Approx Gross Internal Area  
Limited Use Area

**1318 Sq Ft - 122.5 Sq M**  
**106 Sq Ft - 9.9 Sq M**

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale.