

AUCOOT



ADDRESS

Foulden Mews, Stoke Newington, London,
N16

PRICE

£850,000

ARCHITECT

Eva Benito

INFORMATION

Tucked behind a quiet gated entrance, this Victorian former stable freehold house unfolds with historic character, thoughtfully refurbished by its current owner to preserve and celebrate the building's original fabric. Period features have been carefully retained and restored, allowing the home's heritage to remain woven into the building, while contemporary interventions make it well suited to modern daily life.

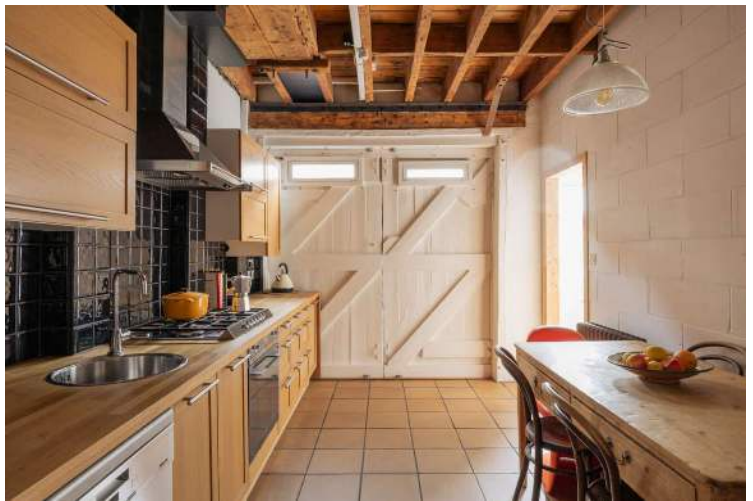
Beyond the cobbled front west-facing courtyard garden, the ground floor is arranged as a generous kitchen and dining room, both sociable and practical. The original, exposed ceiling joists, rising over three metres overhead, trace the building's history, while Spanish terracotta floor tiles ground the space with warmth and texture. The original doors open up creating an easy dialogue between inside and out onto the suntrap courtyard garden, which benefits from west orientation and has the sun from midday to sunset. To the rear sits the family bathroom, complete with a roll-top bath, sanitaryware by Ceramica Flaminia and taps and shower fittings by Dornbracht. Discreetly positioned and thoughtfully arranged, it sits opposite ample storage and wardrobe space.

Ascending upstairs, the house reveals its voluminous proportions. A living room spanning the entire depth of the plan is defined by refurbished original wooden floorboards, dual-aspect windows and a vaulted ceiling that amplifies both light and atmosphere. It is a room with real flexibility. Some neighbouring homes have introduced a second bedroom here, retaining a spacious reception; others have embraced its openness, zoning the space for living, reading and working from home beneath the pitch of the roof. As it stands, it is wonderfully loft-like, with in-built birch ply joinery, installed by the architect and owner Eva Benito, providing ample space for books or keepsakes.

A striking steel staircase rises from the first floor to the second into the principal bedroom which occupies the top floor. Clerestory and Velux windows draw light in from either side, creating a gentle interplay of sky and shadow throughout the day. Reclaimed solid French oak floorboards define the space, a material which is echoed on part of the first floor, adding to the sense of cohesion. Set apart from the living spaces below, the room has a distinctly retreat-like quality, enjoying views across the mews and over the leafy rear gardens beyond, heightening the feeling of privacy and seclusion.

The home also comes with a separate title demising 50% shared ownership of the mews road and alleyways. There is also a title for a parking space in the front of the house.

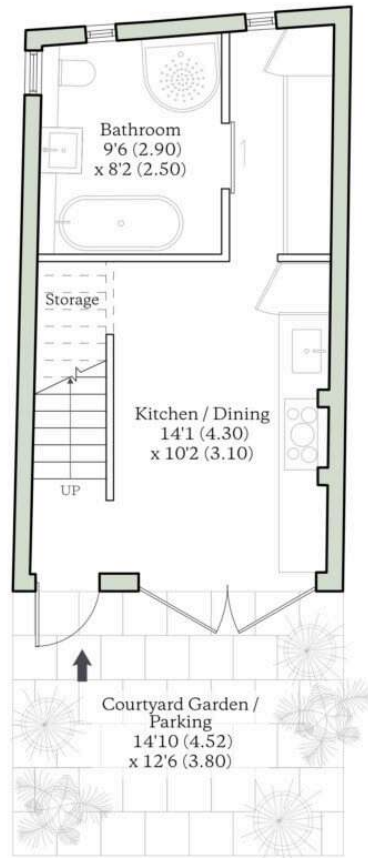
Planning Approved for mansard extension - Planning number 2026/0076.



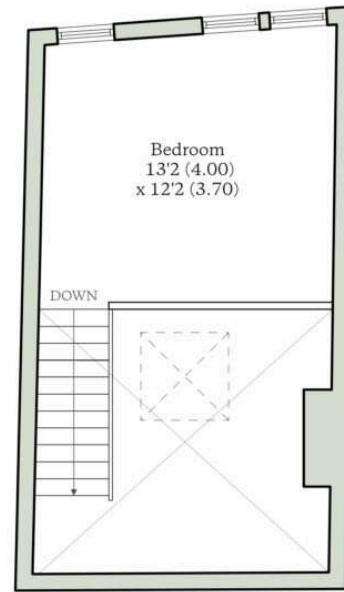


FOULDEN TERRACE, LONDON, N16

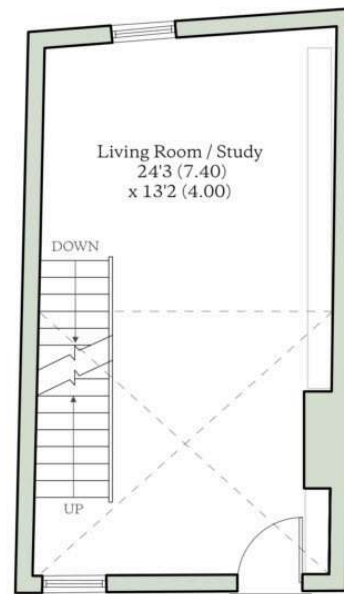
Approx. Internal Area = 801 sq ft / 74.4 sq m
Approx. External Area = 185 sq ft / 17.2 sq m
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

AUCOOT
RICS Property Measurements Standard