

THE MODERN HOUSE



Shepherdess Walk, London N1
Sold

Canal Building II

Occupying arguably the finest position in the sought-after Canal Building in Islington, this spectacular two-bedroom penthouse offers dynamic double-height spaces and extensive terracing. It is situated on the western corner, with long views down the Regent's Canal and exceptional levels of natural light.

The apartment has a double-height entrance hall lit by three skylights, with a guest WC and coat cupboards alongside. This opens onto an equally voluminous reception room with a poured resin floor, a gas fire and plenty of built-in storage. Glazed sliding doors open onto a large terrace overhanging the water.

To one side of the reception room is the kitchen, with a utility room and access to another terrace with westerly sunset views. There is also a fantastic open-plan study area overlooking the water.

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The first floor contains the sleeping accommodation. In the master bedroom, you get views down towards the Wenlock Basin from the comfort of your bed. Both of the bedrooms have skylights that open automatically when the inside temperature reaches a certain level. The master has an en-suite shower room, and there is also a separate bathroom.

This former Art Deco warehouse was originally built in 1930 and then converted into a mixed-use development in 2001. The residential units were sold as 'shells', and the original buyers fitted out the spaces to their own specification. This particular apartment has been refurbished by Evans Davies Architects.



Canal Building has a 24-hour concierge and is set behind gates, offering a very high level of security. It is accessed on Shepherdess Walk, which provides a link between City Road and the Regent's Canal, and is favourably located a short distance from both Angel and Old Street underground stations (Northern Line). It is conveniently placed for access to the City. The shops, bars and restaurants of Islington, Shoreditch, Hoxton and Clerkenwell are within easy reach. Significant redevelopment and investment is taking place in the area around City Basin and Old Street's 'Silicon Roundabout', as it attracts tech companies and creative talent from around the world.

Tenure: Leasehold Lease Length: approx. 984 years (999 years from 2001) Service charge: approx. £9,000 per annum



London, North London
Sold

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.