

THE MODERN HOUSE



*London E2
Sold*

Chance Street I

With an outstanding location in prime Shoreditch, this two-bedroom, two-bathroom apartment is situated on the first floor of an impeccable new warehouse conversion by the RIBA Award-winning architects vPPR.

Internal accommodation measures approximately 850 sq ft. The space has been cleverly configured, with a sculptural timber pod in the middle of the plan that contains the main service elements: a kitchen with a serving hatch, a bathroom, a shower room and a storage cupboard. There is also a raised study area. To one side of the pod is a reception room, with wonderful glazed pivoting doors opening on to a communal terrace, and to the other are two double bedrooms with built-in wardrobes overlooking Redchurch Street. These bedrooms are linked by a pocket door, so that one could be used as a dressing room if required.

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It is one of just eight apartments within the building, which has a discreet and secure entrance on Chance Street. Upon entering, the visitor proceeds through a dramatic elongated open-air courtyard planted with mature birch trees, which acts like an internal street. A lift or a staircase takes you to the first floor, where four flats are accessed from the communal terrace.

The intention is to foster a small community of like-minded owner-occupiers, and as a result no short-term lets are permitted. The apartments are finished to a high standard, with terrazzo floor tiles, lighting by Zumtobel, and built-in Siemens, Neff and Bosch appliances.

Established in 2009 by Tatiana von Preussen, Catherine Pease and Jessica Reynolds, vPPR is one of London's most exciting young architecture practices. As well as being recognised in the RIBA regional awards, vPPR has been shortlisted for the Stephen Lawrence Award and RIBA Best Emerging London Practice of the year.

The immediate area contains some of London's best bars, restaurants and high-end retailers, including the Soho House group's Shoreditch House, and Terence Conran's Boundary Hotel and Restaurant. First made popular by the Young British Artists, it remains a magnet for creative businesses. Brick Lane, Spitalfields and Columbia Road markets are all within a short walk. Nearby Shoreditch High Street station forms part of the recently extended East London line, and Liverpool Street offers quick access to the London Underground and Stansted Airport. Liverpool Street will also be one of the new Crossrail stations.

Tenure: Leasehold Lease: 125 years Service charge: £3000 per annum

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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”.