

# THE MODERN HOUSE



*London EC1  
Sold*

## Dingley Place II

A rare and exciting opportunity to acquire a three-bedroom freehold house, situated on Dingley Place, with full planning permission to extend by adding a further storey.

An early 20th-century addition to the street, the house can be found nestled among late Victorian and Edwardian warehouse conversions within the Moorfields Conservation Area between Clerkenwell and Shoreditch. It occupies a tapered site, with a modest, flat-fronted façade and a rear combination of London stock and glass brick windows.

Internally, the house measures approximately 1,120 sq ft over four storeys. However, the approved extension would add an extra storey, taking the overall accommodation to around 1,450 sq ft. Computer-generated images depicting the proposed design by architects Nicholas Lacey and Partners can be seen in images 4 and 5.

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*East London, London*  
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Entry is to the ground floor, currently arranged as a self-contained studio with a bedroom and two shower rooms. The principal rooms are situated at the front of the building, and are flooded with light from south-facing sash windows. On the first floor is the living room and kitchen with two bedrooms occupying the upper levels, one with sliding glazed doors to a decked terrace. On the second floor is a family bathroom.

The house is conveniently situated between Old Street and Clerkenwell on a quiet residential street. Nearby Whitecross Street is home to an excellent street-food market, open for lunch on weekdays. Other local amenities include Exmouth Market, Shoreditch and Hoxton, with their excellent restaurants and nightlife; the rapidly developing Old Street 'Silicon' Roundabout; and the Barbican, with its outstanding centre for the arts. The city is a short walk to the south.

The Underground stations of Old Street, Barbican and Farringdon are all within walking distance. Farringdon forms part of the Crossrail project, due to complete in 2019.



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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”.