

THE MODERN HOUSE



Penn Street, London N1
Sold

Duo Tower III

This two-bedroom apartment is located in Duo Tower, designed by Karakusevic Carson Architects in collaboration with David Chipperfield Architects, Forming part of the Hoxton Anthology Press, the design of the apartment echoes the bones of the building in its use of materials and emphasis on minimal but tactile spaces. Located on the 7th floor, a long, sheltered balcony wraps around the main living areas offering panoramic views of London. Duo Tower is within walking distance of the cafes, restaurants and bars in Hoxton Market, Colombia Road, Spitalfields Market, and the Regent's Canal.

The Architect

Karakusevic Carson Architects are renowned architects and urban designers at the forefront of innovative public housing design and significant civic projects in the UK and beyond. With esteemed appointments from 15 leading London councils, the Greater London Authority, Transport for London, and various other institutions, their focus lies in creating exceptional housing and urban strategies tailored to each unique site.

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Founded in London by Sir David Chipperfield in 1985, David Chipperfield Architects has been the recipient of over 100 international awards and accolades for design excellence. Notable achievements include winning the prestigious Pritzker Prize, RIBA Stirling Prize in 2007 for The Museum of Modern Literature in Marbach, Germany, as well as the Mies van der Rohe Award (European Union Prize for Contemporary Architecture) and the Deutscher Architekturpreis in 2011 for the Neues Museum in Berlin.

The Building

Completed in 2018, Hoxton Press comprises two striking hexagonal towers that gracefully rise above Shoreditch Park. These towers occupy the former site of The Mullord Brothers, a Victorian printing press. Clad in handcrafted bricks, the Duo Tower stands out with its captivating red exterior. Nestled amidst clusters of trees, the buildings sit on either side of a gentle hill, offering captivating views of Shoreditch Park and the surrounding landscape. Seamlessly integrating with the exterior, the bricks used on the façade continues on the paving on the ground floor, fostering a harmonious transition between the internal spaces and the vibrant neighbourhood.

The Tour

Approached through a meticulously designed and maintained communal area with a 24-hour concierge; there is stair and lift access to the apartment on the 7th floor. A basement bicycle storage is available for residents.



East London, London, North London
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The apartment occupies a corner of the hexagon, with the main living spaces positioned to make the most of the large windows that frame far-reaching views of the neighbourhood and beyond. The kitchen, sitting and dining spaces are arranged in an open plan with a connected balcony tracing their perimeter. Engineered oak floorboards in a light wash enhance the airy ambiance, complemented by a grey accent wall. The minimal kitchen, slightly recessed from the main space, has built-in Siemens appliances, including a microwave, an oven, a hob, and a dishwasher; there is also a Smeg extractor fan. White cabinetry is topped with composite worktops and a matching splashback.

There are two bright double bedrooms, with large windows drawing light deep into the space. Thoughtful storage solutions are provided by a full wall of built-in oak wardrobes. The engineered oak floorboards continue, adding warmth and tactility to the spaces. The main bedroom has an en suite bathroom, finished with beautiful pale Mandarin Stone tiles, and has a walk-in shower. The sink is supported by an oak vanity and a cabinet, creating further storage.

The main bathroom has been finished similarly to the en suite and has a bath.

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Outdoor Space

An expansive balcony envelops one side of the apartment, the perfect spot for eating alfresco and entertaining. With a North West orientation, the balcony enjoys plenty of sunshine, perfectly sheltered from winds. Wonderful panoramic views extend over the neighbouring area and the Regent's Canal.

The Area

Hoxton is renowned for its exciting mix of restaurants, bars and galleries, including Lyle's, Rochelle Canteen, Shoreditch House, the Blue Mountain School and Victoria Miro gallery. The boutiques and cafes of Redchurch Street and Spitalfields are nearby, with Broadway market and Angel Islington both a short walk along the canal.

For green space, the seven acres of Shoreditch Park are a three-minute walk away. The apartment is also a short walk from Hoxton Square, an early example of one of London's public gardens. Completed in 1720 and designed to emulate existing squares in west London, it was the first of its type in the area. During the 19th century, the square and surrounding streets became the centre of Shoreditch's furniture and carpentry trade.

There are plenty of transport links within walking distance. Hoxton and Shoreditch High Street stations run London Overground services; Liverpool Street Station provides access to the Central, Hammersmith & City and Metropolitan lines and nationwide National Rail services. Old Street Underground station is a 15-minute walk away, running Northern Line services across the city.

Tenure: Leasehold Lease Length: approx. 240 years remaining Service Charge: approx. £5300 per annum Ground Rent: approx. £700 per annum Council Tax Band: D

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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”.