

THE MODERN HOUSE



Poole Street, London N1
Sold

Gainsborough Studios

With wonderful views over the Regent's Canal, this fantastic two-bedroom apartment is situated on the second floor of Gainsborough Studios next to Shoreditch Park.

Gainsborough Studios is a gated development with 280 apartments and a 24-hour concierge. It was designed by the renowned architecture practice Munkenbeck & Marshall in 2003, who refurbished the old film studios used by Alfred Hitchcock. It occupies a site between the Regent's Canal on one side and Shoreditch Park on the other.

This particular apartment sits in a unique position in the development, located on the north-western corner of the North Studio, with floor-to-ceiling wood-framed windows that run the length of the main living space on two sides. The large windows continue in the bedrooms, both overlooking the canal. The master bedroom has large built-in wardrobes and further storage can be found in the hall.

The communal areas are excellently maintained and include a terraced area on the canal side. There is lift access to all floors.

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Gainsborough Studios is within walking distance of the City, the shops and restaurants at Angel, and the galleries and nightlife of Shoreditch and Hoxton. Old Street station provides Underground access to the West End and the City, and there are excellent local bus routes into central London.

Tenure: Leasehold Lease: approx. 987 years remaining
Service charge: approx. £2,497 per annum Ground rent: approx. £200 per annum

*London, North London
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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”.