

THE MODERN HOUSE



London WC1
Sold

Guilford Street

Amongst the academic, literary and medical institutions of Bloomsbury's wide avenues and leafy squares can be found this wonderfully elegant Grade II-listed Georgian townhouse. It is situated on Guilford Street, close to Russell Square, and is currently arranged as three bedrooms and several reception spaces, with a courtyard garden, gym and steam room. The house has been the subject of a refined restoration by the current owners throughout its 3,000 sq ft.

The main entrance is at ground level, opening to a long corridor. To the right, a double reception is divided by painted original studwork, denoting living space and dining room and allowing light to filter through from both aspects. At the rear is the kitchen, with solid-walnut cabinets resting beneath a long worktop of Carrara marble. This extends beneath a glazed roof and culminates with bi-fold doors to a marble-paved courtyard. At the centre of the plan is a lightwell shared by kitchen, dining room and a double-height shower room and guest WC.

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The house is arranged over five levels. On the first floor is a further double-reception, with two working fires, currently separated by removable shelving but open in its natural state. The front of the house is south-facing and both rooms are flooded with light from floor-to-ceiling sash windows.

The bedrooms are situated on the second and third floors, with two large doubles on the second floor and the master bedroom on the upper. This inhabits the entire third floor, lit by windows from the north, south and two electric Velux above. Storage extends along the entire right-side and behind a frosted glass divider is an en-suite bathroom with walk-in shower.



Flooring from the ground floor up is a white-waxed, solid French oak and underfloor heating extends throughout. Flooring is marble throughout the lower-ground floor, kitchen and bathrooms. The gym has access to a lower courtyard and lightwell and at the front of the building are two former coal vaults containing services and further storage. The lower level retains a degree of autonomy with its own entrance and could, with the addition of a kitchen / kitchenette operate as an independent apartment.

The house is brilliantly situated toward the Clerkenwell end of Guilford Street. Nearby Lamb's Conduit Street is home to an interesting community of independent shops spread along a pedestrianised street. The Brunswick Centre, a short walk away, has a cinema and a Waitrose supermarket. Green space can be found at Russell Square, Gray's Inn Gardens and Coram's Fields. The restaurants and bars of Clerkenwell, Exmouth Market, Covent Garden and Soho are all within walking distance, as are the colleges and institutes of the University of London.

The nearest stations are Russell Square (Piccadilly Line), Holborn (Central and Piccadilly Lines), Chancery Lane (Central Line) and Farringdon Station (Circle Line, Hammersmith & City Line and Metropolitan Line and National Rail services). Farringdon Station will also benefit from the opening of Crossrail in 2019, including a direct route to Heathrow Airport. The Eurostar is available at St Pancras.



*London, West 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”.