

THE MODERN HOUSE



London EC1
Sold

Old Street

This immaculate one-bedroom apartment is positioned on the first floor of a converted warehouse store, a short stroll from Hoxton Square and the plethora of independent shops and restaurants of Shoreditch. The apartment has been subject to a complete redesign by Underscore Architecture, who have used a considered palette of materials of natural materials including whitewashed oak and clay plaster throughout, creating a sense of continuity and flow between the spaces. The building is orientated to the south, allowing natural sunlight to illuminate the living spaces throughout the day.

The Tour

Entrance is on the first floor, where the front door leads to a wonderfully bright living area, separated by a black steel factory-style door. The glazed aspect of this room extends to almost the entire rear wall, allowing natural light to pour into the space. Whitewashed oak floorboards run underfoot, chiming harmoniously with the monochrome palette used throughout. A striking internal Crittall window extends the length of the hallway, cleverly reconfiguring the internal spaces; this is also fireproof.

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The living area seamlessly flows into the kitchen, demarcated by an island with seating space and plenty of storage built within. The sleek, matt-black cabinetry and matte black fixtures create a wonderful contrast to the clay plaster worktops. The appliances are by Siemens, and there are plenty of open shelves for plants and further storage.

The bedroom is positioned at the rear of the space and contains two timber-framed double sash windows. There is an abundance of storage in this room in the form of bespoke fitted built-in wardrobes with ribbed glass screens and internal lighting. Running flush with the wardrobes is a built-in study area, with open shelves above; a perfect enclave for home working.

Matte black fixtures continue within the contemporary bathroom, which lies in the centre of the apartment. A double sash window above the bath allows for plenty of natural light, and a wooden slatted screen defines the stand-in shower from the basin.

There is also a useful utility room with additional shelving space and storage.

The Area

The apartment is positioned only moments 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.

Today, Shoreditch and Old Street are renowned for their exciting mix of restaurants, bars and galleries, including Lyle's, Rochelle Canteen, Shoreditch House, Bao, Hales Gallery and Victoria Miro Gallery. The boutiques and cafes of Redchurch Street and Spitalfields are also nearby.

For green space, Shoreditch Park is a 15-minute walk to the north. Currently providing over seven acres of open space, funding was provided in 2019 for an improvement project in the park. Over 1,900 local people and park users took part in a public consultation to provide ideas to shape the designs. Planning approval was granted in July 2021, and works are expected to commence in early 2022.

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

Tenure: Leasehold Lease Length: approx. 109 years remaining Service Charge: approx. £120 per annum Ground Rent: approx. £100 per annum Council Tax Band: C

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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”.