

# THE MODERN HOUSE



*London EC1  
Sold*

## Pear Tree Street

On a quiet side street in Clerkenwell, a former 18th-century ironmonger's workshop is the subject of this exceptional renovation by Michaelis Boyd Architects. The result is a refined environment across almost 4,200 sq ft of internal space, with terraces on three levels, expansive receptions on two, four bedrooms and a ground level cleverly arranged around a central lightwell. It offers great versatility in potential arrangements and includes a garage, with a car stacker, at street level.

### *The Tour*

The new façade is a stealthy response to the streetscape; its black-rendered lower portion and dark brick upper levels give a sense of impenetrability and mystery, while strip glazing and staggered oriel windows offer a clue that something more lies behind.

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A towering steel front door opens to the entrance hall and open reception room. Polished concrete with underfloor heating runs underfoot, and soaring ceilings are filled with light from the glazed, central atrium beyond. To the right of the hall, behind the obscured strip window, is a guest WC with a slim terrazzo sink and copper fixtures. There are doorways from the integral garage into the hall and a utility room positioned off the reception.

Beyond the open-plan area, arranged around the atrium, are two bedrooms and a kitchenette. Both bedrooms are en suite, one with a bathroom, the other with a shower. The larger of the two has built-in wardrobes and sliding glazed doors that open onto the lightwell patio.

A steel staircase rises to the first floor, a sweeping open-plan space filled with light from two aspects. At the front of the plan, arranged around an ethanol fireplace, is the living space, and a more intimate window seat is set within the recess of the protruding oriel. Engineered rustic oak floors with underfloor heating extend across this and the upper levels.

The dining area and kitchen wrap the void of the atrium with retractable floor-to-ceiling glazing, looking out to the substantial roof garden, which has been beautifully planted with living walls, providing a natural cocoon for alfresco dining. The kitchen is Bulthaup by Kitchen Architecture with appliances by Fisher and Paykel.

Throughout the house, careful consideration has been given to the palette of materials and finishes, each selected to patinate with time and the use of the house, from the concrete and oak floors to the antique bronze and blackened steel of window and door frames, metalwork, cabinetry and ironmongery.

The second floor houses two large bedrooms, connected by a study. The main bedroom looks south-west through an enormous window, framing the urban skyline, and has a huge bathroom finished in micro cement. The second room has a shower room on the landing. There is also access from the main bedroom to a terrace with a built-in hot tub. From the landing, steps lead up through a sliding roof light to a massive, heated roof terrace with an external kitchen, a seating area with pergola shading and excellent City views.

### *The Architect*

Michaelis Boyd produces simple, elegant architecture with an emphasis on sustainable, environmentally sound solutions. With experience working on five continents, they have offices in London and New York. They are passionate about playful design and creativity, always pushing the boundaries to achieve visionary results.

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### *The Area*

Pear Tree is a quiet street mainly containing warehouse conversions. Popular with architects and design studios, the neighbourhood is renowned for the quality and variety of its bars, pubs and restaurants, most notably the nearby St. John and Luca. Exmouth Market, Shoreditch, Covent Garden and Soho are all within walking distance and offer excellent choices for shopping and eating. The Barbican Centre, with its world-class cultural programme of cinema, music, theatre, talks and exhibitions, is a few minutes' walk from the house.

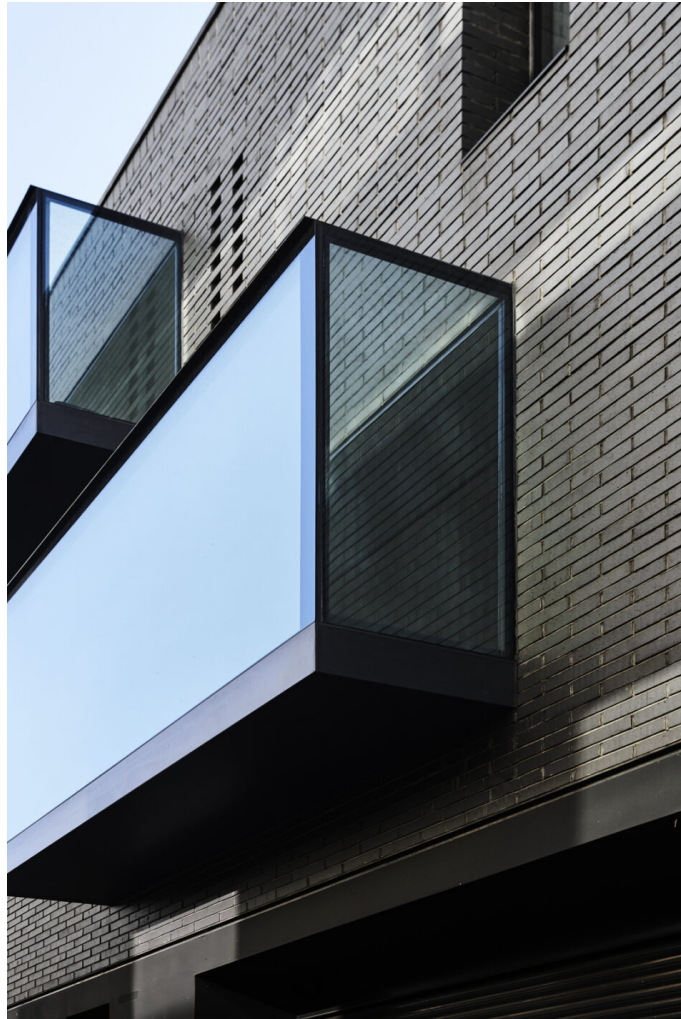
Transport links are excellent. Old Street Station is around seven minutes' walk from the house for the Northern Line to Kings Cross, Moorgate, Bank and London Bridge. Nearby Barbican offers Circle, Hammersmith & City and Metropolitan Lines; Farringdon also runs Circle, Hammersmith & City, and Metropolitan Lines, as well as Thameslink services to Gatwick Airport, Brighton and Bedford. The Elizabeth Line has recently commenced service from Farringdon, offering high-speed transit across the east-west axis of London that extends out to Heathrow.

Council Tax Band: F



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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”.