

THE MODERN HOUSE



Dance Square, London EC1
Sold

The Penthouse

This superior two-bedroom penthouse in Clerkenwell has extensive private terracing with fine views, underground parking, and direct lift access. It forms part of the Dance Square development designed by DGA Architects.

The apartment has a living wing and a sleeping wing, which are bisected by a dramatic entrance atrium. Arriving via the lift and a high-security door, the visitor is presented with views over rooftops and a bespoke water feature through full-height sliding glazed doors. The quality of the materials is immediately evident, with a poured resin floor and a ceiling clad in Dinesen timber.

A sliding glass door leads to the open-plan reception room, kitchen and dining area. This wonderful room has extensive amounts of glazing, a gas fireplace, and a Bulthaup kitchen with a utility room beyond. Glazed doors slide back to reveal a sunny roof terrace, with a large seating area and a dining area beneath an arbour.

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The master bedroom has a semi-open-plan dressing area and an en-suite bathroom with a timber bath and separate shower. There is a second double bedroom with built-in wardrobes and an en-suite shower room, and a separate cloakroom for guests. Both bedrooms open onto the terrace. This apartment can be converted into a 3 bedroom flat. Please call TMH for further details.

The penthouse measures approximately 2,500 sq ft internally, with approximately 1,500 sq ft of terracing. It was constructed using a Cross-Laminated Timber frame, and the distinctive grid of the structure has been celebrated and left exposed on the ceilings. A DemoPad home automation system is used to control the heating, cooling, curtains and audiovisual equipment. The apartment has a designated parking space at the base of the building, and Dance Square has a 24-hour concierge.

The Underground stations of Old Street, Barbican and Farringdon are all within walking distance. Farringdon forms part of the new Crossrail project, completing in 2018. Local amenities include Exmouth Market, Shoreditch and Hoxton, with their excellent restaurants and nightlife; the rapidly developing Old Street 'Silicon' Roundabout; and the Barbican, with its outstanding centre for the arts. London's financial district is a short walk to the south.

Service charge: £9,500 pa.

Lease: 125 years

East London, 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”.