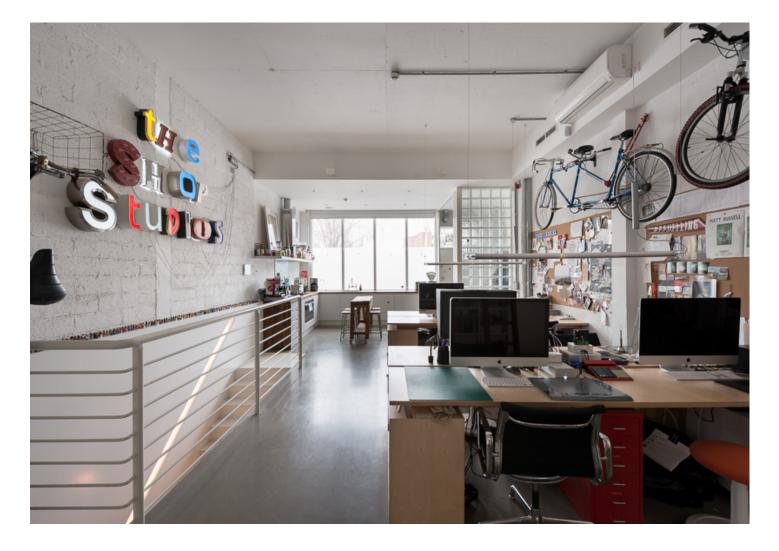
THE MODERN HOUSE



Halliford Street, London N1 Sold

The Shop Next Door

The Shop Next Door is an outstanding property WITH A1 COMMERCIAL USE and a long lease of approximately 991 years, currently used as the premises for a photographer.

The property is one of a pair of units (called "The Shop" and "The Shop Next Door"), each arranged over two floors with its own frontage. The two units are available to purchase either separately or together.

The property would suit a variety of creative businesses, offering flexible open-plan space in a sought-after Islington location.

This particular unit measures approximately 1,174 sq ft internally. The ground floor contains an expansive studio and open kitchen area, with a store room, a guest cloakroom and a shower room at the rear. The lower ground floor has a reception area, a meeting room and an editing suite.

THE MODERN HOUSE





The Shop Next Door

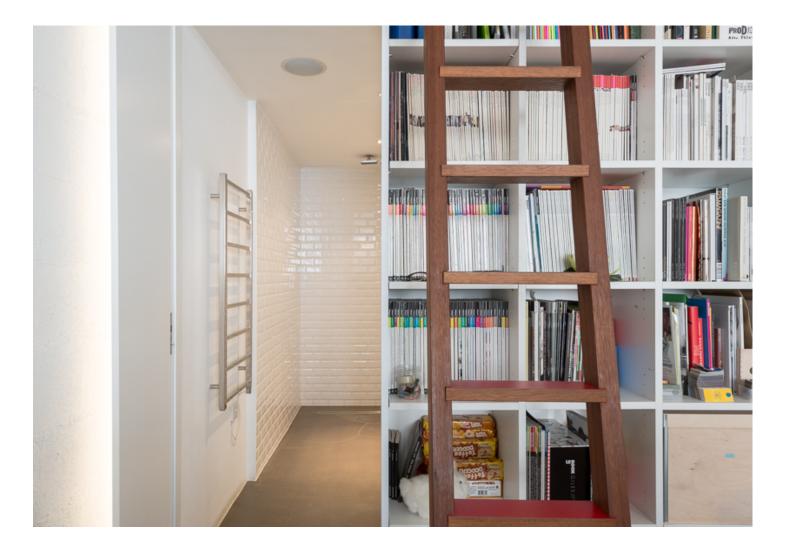
The Shop Next Door was redesigned by the architects Waind Gohil, who have inserted a series of joinery items into the concrete shell, which is left visible throughout. A full-height bookcase functions as a partition to the store rooms and WCs on the ground floor, and there is an elegant staircase with a recessed balustrade. The project was shortlisted for the NLA's 'Don't Move, Improve' award in 2012.

The property is located in east Canonbury, just off Essex Road. As well as the facilities of Essex Road, it is within walking distance of the shops, cafés, bars and restaurants on Upper Street. There are excellent local bus links. Highbury & camp; Islington station provides quick access to the West End via the Victoria Line, Essex Road station is two stops from the City at Moorgate, and Canonbury station offers direct services to Canada Water. Nearby is the New River, a tranquil man-made waterway with mature trees that provides lovely walks. Highbury Fields has large areas of open space, as well as tennis courts and a swimming pool.



London, North London Sold

THE MODERN HOUSE



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".