

THE MODERN HOUSE



Wenlock Road, London N1
Sold

Union Wharf IV

The coveted Union Wharf building, which lies just off Regent's Canal between Angel and Old Street, is home to this fantastic apartment. A material palette of exposed concrete and galvanised steel establishes a pared-back, industrial aesthetic throughout. There is a west-facing balcony which extends from the open-plan living space, with uninterrupted views of Wenlock Basin from its first floor position. The building is excellently located next to Shepherdess Walk Park, with Islington, Shoreditch, Clerkenwell and the city all within walking distance.

The Tour

The building is located on a quiet no-through road that runs towards Regent's Canal. The building's façade stands at the western edge of Shepherdess Walk Park, characterised by clean lines of steel and extensive glazing. The voluminous central hallway has a concierge, with stair and lift access to the apartment on the first floor.

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Inside, structural concrete sections and exposed galvanised steel conduits create a pronounced tactility against fresh white walls throughout. The front door opens onto a central hallway, oak floorboards flow from here into a large, open-plan living and dining space. Natural light pours deep into the apartment care of floor-to-ceiling windows that span the rear elevation. Oak steps lead up to a balcony overlooking the exuberant greenery that envelops Wenlock Basin. A slightly raised area just off the living space provides a versatile space for a study or guest bedroom.

A fully integrated kitchen occupies the one end of the apartment. A blue-tiled splashback sits between a solid timber worktop and extensive white cabinetry, echoing the cool tones of the concrete running the length of the wall opposite.

Adjacent to the living space is a well-proportioned double bedroom with a feature wall of palm leaf-patterned wallpaper. An oak step at the rear sits beneath floor-to-ceiling windows overlooking the balcony and canal below. A recently instated walk-in wardrobe provides ample storage.

A spacious bathroom sits off the central hallway, where black ceramic tiles underfoot create a striking contrast with an aqua coloured sink top. A useful storage cupboard is concealed in the hallway.

Outdoor Space

A set of galvanised-steel frame doors at the rear of the living space opens onto a west-facing balcony that runs along the width of the apartment. There is space for planters and a table and chairs to enjoy views of lime, silver birch and oak trees on Wenlock Basin, an inner canal which can only be accessed by the surrounding residents.

The Area

The building is excellently located next to the Regent's Canal towpath, which leads towards Angel in one direction and Victoria Park in the other. Significant redevelopment and investment is taking place around City Road Basin and Old Street's 'Silicon Roundabout', an attractive area for tech companies and creative talent from around the world.

Towpath and The Baring in De Beauvoir Town are reachable in 15 minutes along the canal. The Victoria Miro is just around the corner and the Almeida Theatre is a 20-minute walk away. The shops, bars and restaurants of Upper Street and Islington are just 10 minutes north, where local favourites include The Duke of Cambridge, Earl of Essex and Afghan Kitchen, as well as Pophams and Jolene bakeries. The cultural hubs of Hoxton and Shoreditch are both within a 20-minute walk to the east.

Wenlock Road borders Shepherdess Walk Park and is conveniently positioned for easy access to the city. Both Angel and Old Street stations are under a 20-minute walk, providing access to Northern Line services.

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Tenure: Share of Freehold Lease length: approx. 989 years remaining
Service Charge: approx. £3,500 per annum
Parking: On-street permit parking Council Tax Band: E



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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”.