

THE MODERN HOUSE



*London E2
Sold*

Virginia Road

Positioned within the Boundary Estate Conservation Area, this three-bedroom house forms part of a Grade II-listed Victorian Courthouse in Shoreditch. Subject to an immaculate renovation by Yard Architects, it comprises a set of contemporary living spaces that employ a tactile material palette to establish a textured but minimalist aesthetic. The building's history accounts for its voluminous internal spaces, which have a sense of grandeur. Crowning the apartment is a private rooftop garden, which overlooks the leafy canopies of Shoreditch Churchyard. Haggerston Park and Regents Canal are within easy walking distance, with the cultural hubs of Redchurch Street, Columbia Road and Shoreditch High Street on the doorstep.

The Tour

The house's red-brick façade features stone coursing and is divided into two distinct volumes. The larger is characterised by a dramatic arched stone mullion window underneath its pitched roof. The front door sits within the other section, which is more domestic in scale. A pared-back aesthetic prevails inside, allowing walls of bespoke joinery to establish a distinct visual identity on the raised ground floor.

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The front door opens onto a small set of steps that lead into a hallway. Large ceramic tiles and floor-to-ceiling timber cladding flow from here into an incredibly bright, open-plan kitchen and living space. Set behind a marble island, the kitchen features Miele appliances and extensive bespoke cabinetry with exposed ply edging. A central row of oak-fronted cabinets sits above a marble splashback and a Corian worktop; an induction hob and LED lighting are integrated. There is further storage, including a separate pantry concealed beside the stair.

Timber cladding creates a feature wall opposite, punctuated by white open shelving, which frames a screenless gas fireplace in a marble surround. A dining area occupies the back of the plan, where glass doors and mullion windows above draw in light while providing views of green foliage in the neighbouring inner courtyard. A bathroom to one side through the lobby connects this space with the large bedroom on the ground floor. A separate study is accessed from the entrance hall and lined with beautiful bespoke joinery, this could easily be used as a third bedroom. There is underfloor heating throughout the ground floor.

The soft curve of the stairway leads from the kitchen to the dual-aspect main living space on the first floor. Bound by two dramatic mullion windows, this is an exceptional room. Light bounces off the exposed whitewashed beams above, which punctuate the incredible vaulted ceilings and reveal the craftsmanship behind its original construction. The effect is simultaneously dramatic yet understated with this clever colour treatment. There is a built-in projector and screen for cinema-style viewing, which pairs brilliantly with the Songs sound system, which runs throughout the house and onto the patio outside.

The main bedroom sits on the left of the plan. This room has the feeling of a suite with a generous walk-in wardrobe and a separate bathroom finished with a refined floating concrete basin and freestanding bath. A final twisting staircase leads to the lantern conservatory on the top floor, which steps out to the roof terrace.

Outdoor Space

A large roof terrace wraps around the conservatory at the top of the central stairwell. To the west is an uninterrupted view of the steeple that rises above a mature eucalyptus and London Plane trees in the Churchyard.

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The Area

The apartment is positioned just off Shoreditch High Street and looks out across the tree-lined greenery of Shoreditch Churchyard. The immediate area contains some of London's best bars, restaurants and independent retailers, including Leila's Shop, Rochelle Canteen, and Blue Mountain School, and remains a magnet for creative businesses. Just down the road from Arnold Circus, the apartment is under a five-minute walk from Columbia Road and Redchurch Street, where there is a newly opened Jolene Bakery, The Smoking Goat and Michelin-star restaurant Brat. Brick Lane, Spitalfields and Broadway Market are also within easy walking distance.

For green space, Weavers Fields, Shoreditch Park and Haggerston Park are all reachable in around 15 minutes. Hackney and Spitalfields City Farms, as well as Regent's Canal, are just over a 10-minute walk.

Shoreditch High Street is the nearest station, with services on the London Overground running to Highbury & Islington and Dalston Junction in one direction and Clapham Junction in the other. The Underground can be picked up at Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan Lines) or Old Street (Northern Line).

Tenure: Leasehold Lease Length: approx. 999 years remaining Service Charge: approx. £200 per annum Council Tax Band: G

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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”.