

THE MODERN HOUSE



London EC1
Sold

St John Street

Positioned on the second floor of one of Clerkenwell's finest warehouse buildings, this extraordinary apartment has been distinctively designed by Henley Halebrown Rorrison Architects. Measuring around 2,000sqft, the singular space celebrates the original fabric of the building with great honesty.

The space is predominantly open plan, sub-divided only by two separate shuttered-concrete stacks that form the bathroom and dressing area. The elegant cantilevered stainless-steel kitchen is the only other fixed structure.

The living area is demarcated by a rectangular birch-ply panelled floor with a concrete-screed surround. A succession of concrete pillars line up along the centre of the room, providing natural breaks in the space. The exposed brick walls and high concrete ceilings reflect the building's industrial past.

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There are large windows at each end of the room that allow east and west light to infiltrate the space, whilst warm-toned vertical strip lighting illuminates the space at night. A double door opens to a Juliet balcony that has leafy views over the quiet street behind the building. All the windows are equipped with opaque roller blinds that can be used to diffuse the sunlight.

The communal areas are immaculately maintained. There is an entry-phone system and a lift that services all floors.

Clerkenwell is renowned for the quality and variety of its bars and restaurants, most notably the nearby St. John and Luca. Exmouth Market is a short walk away, and St Paul's, Smithfields and the City are within easy reach to the south. St. John Street has a convenient Waitrose. The Barbican Centre, with its world-class cultural programme of cinema, music, theatre, talks and exhibitions, is a few minutes' walk from the apartment.

Nearby Farringdon station (Circle, Metropolitan and Hammersmith & City lines and National Rail) provides quick access to the West End and London's major airports. Angel station is a short walk to the north, for access to the Northern Line. When the Elizabeth line opens in 2018, Farringdon station will connect with Thameslink and the London Underground to provide links with outer London, the home counties, the City, Canary Wharf (in approximately eight minutes) and three of London's five airports.

Tenure: Leasehold Lease Length: approx. 105 years (125 years from 1997) Service Charge: approx. £4,605 (includes Building Insurance) Ground Rent: approx. £300 per annum



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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”.