

THE MODERN HOUSE



*London N1
Sold*

Underwood Row

Measuring over 2,100 sqft internally, this wonderfully proportioned loft apartment sits on the first floor in one of London's finest warehouse buildings close to the centres of Old Street, Shoreditch and Islington.

The showpiece of the apartment is an expansive living space that is over 40 feet in length, divided only in part by a cleverly positioned partition wall that serves to create a more intimate space. Original factory floorboards run the room's entire length and windows along one flank introduce high levels of natural light. Double doors from the main room, once used to access a factory hoist, open to a small balcony. At the far end of the living space is a modern kitchen that is raised on a tiled platform, a large storage area for coats and a separate WC.

There are three large bedrooms that run parallel to the living space, one with an en-suite bathroom and built-in storage, and all with factory windows that let in south light. There is a second shared bathroom and a separate utility area.

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This particular warehouse space is incredibly versatile, principally one big area with partition walls to divide it and flooded with wonderful light on two sides. The apartment comes with a parking space in the underground car park directly beneath the building. There is no lift, but the apartment is conveniently positioned on the first floor.

Underwood Row is a quiet street located just off City Road between Islington and Clerkenwell, a short distance from both Angel and Old Street underground stations (Northern Line). It is conveniently placed for access to the City. The shops, bars and restaurants of Islington, Shoreditch, Hoxton and Clerkenwell are within easy reach.

Tenure: Leasehold with a Share of Freehold (the Freehold is owned by a company that is owned by the Leaseholders)
Lease Length: approx. 103 years (expires in 2121) Service charge: approx. £4,640 per annum (includes £1,600 sinking fund) Ground rent: approx. £174 per annum



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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”.