

THE MODERN HOUSE



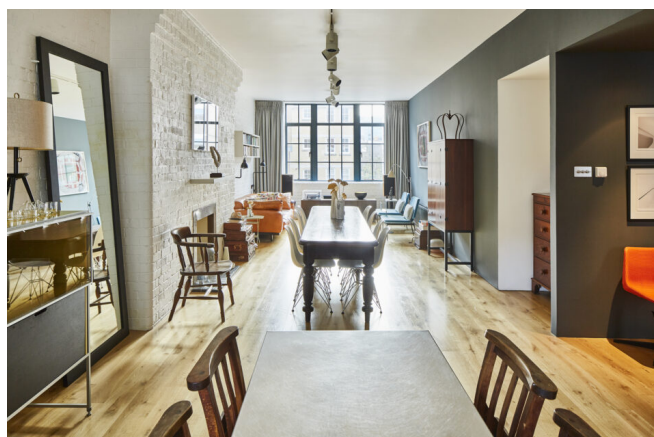
Banner Street, London EC1
Sold

Banner Buildings

Positioned on the first floor of one of Clerkenwell's original warehouse conversions, this elegant two-bedroom apartment has been distinctively designed by Project Orange. The immaculately-conceived space measures just over 1,000 sq ft internally, and has been subject to an exemplary renovation that celebrates the original fabric of the building.

Banner Buildings is a handsome former factory built in 1911 for the Charter Lee Bicycle Company that was thoughtfully converted to apartments in the 1990s, and can be found on Banner Street which is a quiet one-way road positioned between Old Street and Clerkenwell. The interior plan of this apartment has been carefully laid out to create a series of simple spaces executed with exemplary care, balancing functionality with a pleasant sense of flow.

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*East London, London
Sold*

Banner Buildings

The living spaces are contained within one voluminous dual aspect room that measures almost 40 ft in length. There are large windows (newly fitted with excellent double-glazed Crittal) at each end of the room that allow copious amounts of light to infiltrate the space throughout the day. At one end, the bespoke kitchen has been designed with rosewood cabinetry set beneath Corian worktops. Wonderful original wooden double doors open this end of the room to the outside, and at the other end is the living area, with south-facing views over Banner Street.

A hallway leads at a right angle from the dining space. On the left is a large utility room, and a beautiful bathroom that has been newly refitted using terrazzo flooring, pale pink tiles and Crittal to enclose the shower. The hallway is notably wide and has full-height mirrored storage.

There are two bedrooms, both with fitted wardrobes and huge windows. The larger bedroom is fitted with integrated air-conditioning. 'Project Orange's treatment of the spaces is unwaveringly precise, using a consistent palette of painted brick, dark wood and elements of colour to amplify the building's industrial volumes'

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

The apartment is conveniently situated between Old Street and Clerkenwell on a quiet one-way street. Nearby Whitecross Street is home to an excellent street food market, open for lunch on weekdays.

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. London's financial district is a short walk to the south.

The Underground stations of Old Street (Northern Line), Barbican and Farringdon (both Circle, Hammersmith and City and Metropolitan Lines) are all within walking distance. Farringdon will be connected to the Elizabeth Line / Crossrail when its completed.

Tenure: Share of Freehold Lease Length: approx. 975 years remaining Service Charge: approx. £2,000 per annum (including: buildings insurance, freeholders' administration or management charges, repairs to shared areas and the outside of the building, cleaning services, sinking fund)

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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”.