

THE MODERN HOUSE



Shepherdess Walk, London N1
Sold

Canal Building

Occupying one of the finest positions in the sought-after Canal Building, this spectacular two-bedroom penthouse offers dynamic double-height spaces and an impressive 500 sqft roof terrace. It is situated on the north-eastern corner, with long views down the Regent's Canal and exceptional levels of natural light.

The apartment is accessed on the fifth floor, with entrance to a wide hall. To the right is a beautifully proportioned double-height main living space, with vaulted ceiling, that accommodates the kitchen, dining and reception area. The kitchen sits beneath the mezzanine level above, and is equipped with a striking zinc worktop that creates an engaging breakfast bar.

The room has full-height glazing on two sides with access to an expansive wrap-around terrace overhanging the water, positioned to catch the sun right through the day. The orientation of the glazing permits bright north light, and the morning light, but avoids attracting the heat of the midday sun.

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To the left of the entrance hall is a guest bedroom, which also benefits from access to the terrace, and a bathroom. A spiral staircase, with attractive wooden treads, reaches the upper level which contains the master bedroom and en-suite bathroom. Internal glazing looks over the living space below, and shows glimpses of the canal beyond. The room is fitted with air conditioning.

The apartment comes with a parking space in the secure underground car park.

This former Art Deco warehouse was originally built in 1930 and then converted into a mixed-use development in 2001. The residential units were sold as 'shells', and the original buyers fitted out the spaces to their own specification.

Canal Building has a 24-hour concierge and is set behind gates, offering a very high level of security. It is accessed on Shepherdess Walk, which provides a link between City Road and the Regent's Canal, and is favourably located 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. Significant redevelopment and investment is taking place in the area around City Basin and Old Street's 'Silicon Roundabout', as it attracts tech companies and creative talent from around the world.

Tenure: Leasehold Lease Length: approx. 984 years Service Charge: approx. £6,700 per annum Ground Rent: approx. £250 per annum



*London, North London
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”.