

THE MODERN HOUSE



*London E2
Sold*

Cotton's Gardens

Occupying the ground floor of a converted Victorian warehouse on Cotton's Gardens in Shoreditch is this expansive one-bedroom live/work apartment. The apartment measures just over 1,200 sq ft and bears many of the aesthetic hallmarks of warehouse living: an open living space, oak floorboards, high ceilings, and exposed steel beams and columns. Cotton's Gardens is a no-through road that runs off Kingsland Road, a short distance north of Shoreditch High Street and just east of Hoxton, so is brilliantly located for the best of east London.

The Tour

The handsome red-brick façade of the building has black brick detailing along the lower section of the frontage and on the lower sills of the Crittall windows. The apartment within is accessed directly off Cotton's Gardens through a set of black double doors, which open into a storm porch where a further set of double doors with inlaid stained glass lead into the main living space.

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The incredibly versatile accommodation is arranged in an open plan, with the existing bedroom and en suite the only segregated areas. The remaining space is currently configured as a living and dining room, with a kitchen set behind a floor-to-ceiling partition wall between steel columns with access routes to each side.

Oak floorboards ground the space, while white walls and ceilings provide a neutral canvas for the exposed beams and columns finished in a rich red. Three Crittall windows with gentle arches are set in the front elevation to the street and cast superfluous levels of natural light over the space, aided by a run of obscured sloping glazing at eaves height that runs the full length of the apartment.

A dining area lies off the main living space, illuminated by light that enters via the sloping glazing. White walls and ceilings continue, while a dash of colour is present in the form of an aubergine-coloured wall framed by two steel columns.

The kitchen is a sleek space, defined by its striking purple cabinetry positioned above and below black polished granite worktops. Glazing above the sink allows natural light in.

The double bedroom has two Crittall windows with white radiators underneath, with an en suite bathroom finished with grey floor tiles and silver sanitaryware.

The Area

Cotton's Gardens is a no-through road that runs off Kingsland Road, a short distance north of Shoreditch High Street and just east of Hoxton. The apartment is therefore conveniently located by a wide and exciting mix of restaurants, bars and galleries, including Lyle's, Rochelle Canteen, Shoreditch House, the Blue Mountain School and Victoria Miro gallery. The boutiques and cafes of Redchurch Street and Spitalfields are within 10 minutes walk. Columbia Road, with its famous flower market, is a short stroll east.

There are plenty of transport links within walking distance. Cotton's Gardens is situated between the Overground stations of Shoreditch High Street and Hoxton; Old Street Underground station is a 10-minute walk west, running Northern Line services across the city.

Tenure: Share of Freehold Lease Length: approx. 91 years remaining Service Charge: approx. £2,500 per annum Ground Rent: Approx: £100 per annum Council Tax Band: D

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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”.