

THE MODERN HOUSE



London EC1
Sold

Clerkenwell Warehouse I

This superb two-bedroom apartment is located on the first floor of a Grade II-listed Victorian warehouse in the heart of Clerkenwell. It has been updated in recent years to a design by DSP Architecture and offers almost 2,000 sq ft of mostly lateral, open-plan living space with direct entry via a coded lift.

The Tour

Set over a ground-floor commercial space on a prominent Clerkenwell street, the front aspect is an elegant blend of intricate Flemish brickwork and pointed arch windows. The building's three apartments share a ground-level lobby, accessed through a façade of ashlar stone, with high ceilings and space for bike storage. Stone stairs lead up to the communal staircase or left to the shared coded lift, which opens directly into each flat.

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Entry is via a glazed Crittall atrium and through a full-height oak doorway, which opens to reveal a dramatic open-plan reception with double-height ceilings. A quartet of towering casement windows pours light into the space, enhancing the smart monochrome palette of white walls and white-painted oak floors. There is a projector and a large retractable screen, creating a home cinema that is impressive yet utterly discreet. In the south-westerly corner is the kitchen, where Corian worktops are paired with crisp white cabinetry and appliances by Siemens.

A short set of floating open-tread steps rise to the mezzanine-level bedroom, where glazed sliding doors offer open gallery views over the kitchen and living space; they can be closed when privacy is needed. Beneath the mezzanine is a wall of storage and a bathroom. The principal bedroom and its en suite shower room are found to the north of the plan, beyond a corridor with built-in, open wardrobe space. Further storage can be found within the room itself in the form of bespoke, full-height oak wardrobes. A balcony, overlooking a section of the undemised flat roof, can be accessed from here or from the entrance atrium.

The Area

Clerkenwell is renowned for the quality and variety of its bars, pubs and restaurants. Nearby Exmouth Market, Covent Garden and Soho are all within walking distance. The Barbican Centre, with its world-class cultural programme of cinema, music, theatre, talks and exhibitions, is a few minutes walk from the house. Smithfield Market is moments away and under proposals by Studio Egret West, plans are afoot to convert the Smithfield East and West Market buildings into a food education centre and a cultural and entertainment space respectively, and a site for the relocation of the London Museum.

Kings Cross is easily reached and has become one of London's foremost regeneration success stories, welcoming the likes of Google, Louis Vuitton, Universal Music and Havas, alongside existing outposts of Caravan, Waitrose, Dishoom, and audiophile bar Spiritland. The Thomas Heatherwick-designed Coal Drops Yard brings Margaret Howell, Tom Dixon and Aesop stores to the canal, along with a fine selection of bars, restaurants and cafes.

Nearby Farringdon station (Circle, Metropolitan and Hammersmith & City Lines and National Rail) provides quick access to the West End and London's major airports. Farringdon Station will also benefit from the opening of Crossrail and its direct route to Heathrow Airport. The Eurostar is only one stop away at Kings Cross/St Pancras.

Tenure: Leasehold Lease Length: approx. 128 years

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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”.