

THE MODERN HOUSE



*London EC1
Sold*

Clerkenwell Warehouse II

This wonderful three-bedroom apartment is located on the second 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, revealing a dramatic open-plan reception with double-height ceilings and a kitchen in the south-westerly corner. A quartet of towering casement windows floods the space with light, amplifying the warmth of the American-oak floors that extend throughout.

A short staircase ascends to the mezzanine-level bedroom where oak louvres offer gallery views over the kitchen and living space or close for privacy when needed. Beneath the mezzanine is a wall of storage and a bathroom. There are two bedrooms to the north of the plan, with a compact shower room in the corridor en-route. The main bedroom is lit by a wall of glazing with a door to the balcony, which can also be accessed 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 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 London's regeneration success story, 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. 999 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”.