

THE MODERN HOUSE



Virginia Road, London E2
Sold

Datchet House

This excellent three-bedroom maisonette represents a rare opportunity to buy in the heart of Shoreditch, just north of Arnold Circus, a tranquil community within walking distance of the East-End's best restaurants, shops and cafes.

Datchet House is positioned just to the north of Arnold Circus and the famed Victorian red-brick buildings of the Boundary Estate, one of London's first council estates, formed around the Circus's signature raised bandstand and gardens.

Internally, the apartment is strictly contemporary in its aesthetic. Each room across the apartment's two floors has been meticulously designed and reconfigured by interior design practice, Within Without. The first floor communal areas have been opened up to create a bright set of flowing spaces, orientated towards a balcony at the rear. The view from this private outdoor space overlooks the neighbouring Sunbury artists' studios below and bathes the plan in wonderful levels of natural light.

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*East London, London
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Large scale concrete tiles emphasise the flow of natural light across the living room which has fitted bookshelves and a wall of raw plaster along the western-aspect. A handmade kitchen adjoins this space, towards the front of the plan. There are minimalist white units and birch-ply worktops, configured around a small dining area.

The second floor comprises two double bedrooms, a bathroom and a smaller third bedroom which the current owners use as a home office. There are original lime-washed pine floorboards underfoot, raw plastered walls and fitted wardrobes in the master bedroom, and sleek concrete and black tiles in the bathroom. These spaces, positioned high above Virginia Road and some of the neighbouring buildings, are bright and offer a wonderful sense of peace in the very heart of Shoreditch

The apartment comes with its own storage unit on the ground-floor of Datchet House, providing welcome extra space beyond the internal plan.

Datchet House is excellently positioned for Columbia Road, home to the popular weekly flower market, as well as numerous independent shops, including Pavilion Bakery, The Royal Oak pub and neighbourhood restaurant, Brawn.

Arnold Circus itself is home to legendary restaurant Rochelle Canteen, as well as Leila's Shop for the finest seasonal produce and provisions. Studio Nicholson and Allie Capellino, both recently featured in The Modern House journal, are located on Calvert Avenue, less than five minutes from the apartment's front door. Shoreditch, with its vast array of pubs, restaurants, galleries and bars, is a five-minute walk away.

The closest stations are Shoreditch High Street, running London Overground service citywide and Old Street, which is slightly further afield, running London Underground service via the Northern line. There are numerous bus services, running to Liverpool Street, Bank and beyond, towards London Bridge.

Tenure: Leasehold Lease Length: Approx. 95 years remaining Service Charge: Approx. £1,500 per annum Ground Rent: Approx. £10 per annum Council Tax Band: C

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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”.