

THE MODERN HOUSE



London E2
£765,000 Leasehold

Dawson Street

Located on a quiet side street in Shoreditch is this former Victorian parcel shop, which has been artfully converted by the current owner. The apartment is characterised by its clean lines, Crittall-style glazing and thoughtful design. Arranged over two floors and with a private walled garden, it is within easy walking distance of some of London's most sought-after hotspots, including Columbia Road Flower Market, Brick Lane, Shoreditch High Street & Broadway Market.

The Tour

The apartment is situated at the end of a terrace with its own entrance quietly tucked away on a side street. A gate, greened with trailing ivy, leads straight into a tranquil garden space at the front of the apartment.

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Entry is via a series of floor-to-ceiling Crittall-style doors that draw in light from the east-facing garden, illuminating the flexible and wonderfully private interior spaces on the ground floor. The apartment has been comprehensively renovated by its current owner, who has also incorporated a large skylight to accentuate the excellent levels of natural light. Clean, contemporary materials create a sense of tranquillity and flow throughout. The kitchen and living areas are largely open-plan and have been beautifully arranged for relaxed dining and entertaining. Warming tones of walnut panelling adorn one wall adding depth and texture to the palette and acting as sound insulation. In the kitchen, smart stainless steel units are topped with quartz and harmonise with bespoke walnut joinery. Poured resin flooring, equipped with underfloor heating, runs underfoot.

To the rear is a study drenched in westerly light care of a large window. A plethora of built-in cabinetry provides plenty of storage. Lime-washed timber flooring adds to an overall ambience of airiness and calm.

In the middle of the plan, located just off the hallway, is an elegant bathroom accessed via a Crittall-style pocket sliding door set with fluted glass. Carrara marble has been employed across the basin, walls and floors of this room, and fittings are by Hansgrohe in a brushed-black chrome finish.

A bespoke staircase leads to the lower-ground floor, currently used as a bedroom. The raw brushed steel balustrade has been finely crafted by a bespoke metalwork company based in Greenwich. The owner's desire to work with local craftsmen can be seen across this home, and much of the joinery is hand-made, including the bookcases, concealed storage, wardrobes and the aforementioned staircase.

A polished concrete floor had been laid and comes with underfloor heating.

Outdoor Space

The courtyard garden is entered through a small wooden gate revealing a tranquil oasis in the midst of a bustling city. The garden has been cultivated from Columbia Road flower market over many years and is well-developed. The garden's brick-walled perimeter consists of bee-friendly climbing English roses, Jasmine and Honeysuckle. Twisted Willow is used to dramatic effect, while Chinese foxglove and Wild Rosemary add a burst of colour and scent.

The Area

The apartment is 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 away.

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There are plenty of transport links within walking distance. Dawson Street is close to two Overground Stations, a five-minute walk from Hoxton Station, and a 15-minute to Shoreditch High Street Station; Old Street Underground Station is a 17-minute walk, running Northern Line services across the city.

Tenure: Leasehold Lease Length: approx. 60 years remaining (the seller has already begun the process to extend the lease to 999 years) Ground Rent: £50 per annum Council Tax Band: B



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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”.