

THE MODERN HOUSE



London EC1
£1,850,000 Leasehold

Dingley Place

This dramatic warehouse apartment, formerly used as an art gallery, is nestled among late Victorian and Edwardian warehouse conversions on a quiet road within the Moorfields Conservation Area, between Clerkenwell and Shoreditch. It offers excellent lateral living space of over 2,000 sq ft across the ground and lower-ground floors, with high ceilings, original factory details and a superb open-plan reception opening onto a private courtyard garden.

The Tour

The apartment has two means of access: via a shared entrance lobby, or via its own warehouse door directly from Dingley Place. The ground floor contains a reception room and a mezzanine office space at the front, both with large sash windows. At the rear is a wonderful open-plan living, kitchen and dining room with full-height glazed sliding doors onto the courtyard garden. The front half of the space can be sectioned off from the rear using a full-height sliding door, making it ideal for someone who works from home or runs a business.

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Dingley Place

A concrete spiral staircase, custom-made in Italy, leads to the lower level. Here, an expansive room forms the bedroom suite, with an adjacent bathroom and a versatile space within the vault, currently used as a reading room.

The apartment has retained many characteristics of the original building, including exposed brick and steel columns, while a concrete modular floor system has been added that runs from inside to outside on the ground floor. It has underfloor heating throughout.

A substantial income is generated by the apartment for film and photoshoots; the space has been used as a location to shoot *Killing Eve*, *Fleabag* and *Catastrophe*.

Please note: While Dingley Place is largely in its original condition and may need some updating, it presents a wonderful opportunity for a renovation and/or redesign project.

Outdoor Space

At ground level, the open-plan living room opens to the patio garden through floor-to-ceiling glazed sliding doors. It has borders of low beds and living walls and is flanked by two large palms.

The Area

Dingley Place is a quiet street mostly containing warehouse conversions. Popular with architects and design studios, the neighbourhood is renowned for the quality and variety of its bars, pubs and restaurants, most notably the nearby St. John and Luca. Exmouth Market, Shoreditch, Covent Garden and Soho are all within walking distance and offer excellent choices for shopping and eating. The Barbican Centre, with its world-class cultural programme of cinema, music, theatre, talks and exhibitions, is a few minutes' walk from the apartment.

Transport links are excellent. Old Street Station is around seven minutes' walk from the apartment for the Northern Line to King's Cross, Moorgate, Bank and London Bridge. Nearby, Barbican and Farringdon Stations offer Circle, Hammersmith & City and Metropolitan services; Farringdon also runs Thameslink trains to Gatwick Airport, Brighton and Bedford, as well as the Elizabeth Line, which offers high-speed transit across the east-west axis of London and out to Heathrow.

Tenure: Leasehold Lease: Approx. 103 years remaining
Service charge: Approx. £2,000 per annum Ground Rent: approx. £300 per annum Council Tax Band: F

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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”.