

THE MODERN HOUSE



*London N1
Sold*

Drysdale Street

This characterful former public house, brought to life by the fearless and uplifting palette of artist and designer Morag Myerscough RDI, presents a rare live/work opportunity with close to 4,500 sq ft of versatile internal space, including two massive roof-lit studios, a basement and an expansive roof terrace. It can be found on the corner of Drysdale Street and Drysdale Place, moments from Hoxton Square and all that Shoreditch has to offer.

The Tour

Formerly known as The Weavers Arms, the house has long since been converted from its origins as a Victorian public house, though its handsome two-storey corner section retains its original yellow stock brick, with a series of distinctive blind arches framing each of the first-floor sash windows.

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There are two entrances, one to the residential part of the house, the other to the commercial section through the wooden shopfront. The latter opens to a studio and office, arranged in an L-shape and beautifully lit by a series of sash windows across the front façades. This leads in turn to a second, larger studio, flooded with light from a roof-lit cathedral ceiling with exposed steel trusses. A shower room occupies one corner. Beyond this lies a further studio space, also dramatically sky-lit, with a mezzanine and vehicular access through huge roller shutters. All three studios benefit from central heating.

The residential entrance opens to a brilliantly coloured library with an open fireplace. Through a bright yellow doorway, a white-painted staircase leads down to the basement or up to the first floor where an enormous open-plan living room, dining space and kitchen are arranged in a sweeping L-shape. Sash windows span the south and east-facing façades, filling the space with light throughout the day. Stripped-pine flooring runs throughout. Also on this level is a bedroom, currently used as a dressing room, a guest WC and a walk-in shower.

The second floor is arranged as a series of colourful and texture-filled interconnecting spaces that rise above the house like a permanent Bedouin tent. The principal bedroom is positioned at the northern aspect, with storage set behind the bed and a freestanding bath opposite. Marine plywood with a deep grain clads the walls and ceilings and wide-board timber flooring runs underfoot. The shape of the bedroom is mirrored in a large summer room with a built-in seating area, bathed in light and also clad in plywood. From here, timber bi-fold doors open to the south-facing decked terrace.

The house and studios have the benefit of fibre broadband with internet speeds of up to 350MBS.

The Area

Drysdale Street runs east to west between Kingsland Road and Hoxton Street. It is a minute's walk from Hoxton Square, which was completed in 1720 and designed to emulate existing squares in west London. During the 19th century, the square and surrounding streets became the centre of Shoreditch's furniture and carpentry trade. Today, the immediate area has an exciting mix of restaurants and galleries, including Lyle's, Rochelle Canteen, Shoreditch House, Ace Hotel, the Blue Mountain School and Victoria Miro Gallery. The boutiques and cafes of Redchurch Street and Spitalfields are also nearby.

There are plenty of transport links, all within walking distance. Old Street Underground station is a short walk away, running Northern Line services across the city. Hoxton Station runs London Overground services and Liverpool Street Station connects via the Central, Hammersmith & City and Metropolitan lines, as well as running National Rail services nationwide.

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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”.