

THE MODERN HOUSE



Penn Street, London N1
Sold

Duo Tower

This luxurious two-bedroom apartment is situated in Duo Tower, one of two impressive new apartment buildings designed by David Chipperfield Architects in collaboration with Karakusevic Carson Architects. Hoxton Anthology Press takes the form of two hexagonal towers that rise high above Shoreditch Park. This apartment is positioned on the tenth floor and makes excellent use of space; the main living areas open out to a long, sheltered balcony with far-reaching views across London, perfect for watching the sun rise over the Olympic Park. The apartment has easy access to Hoxton Market, Colombia Road and Spitalfields Market, with the Regent's Canal a few minutes away.

The Architect

David Chipperfield Architects was founded in London by Sir David Chipperfield in 1985. The practice has won more than 100 international awards and citations for design excellence, including the RIBA Stirling Prize in 2007 for The Museum of Modern Literature in Marbach, Germany, and both the Mies van der Rohe Award (European Union Prize for Contemporary Architecture) and the Deutscher Architekturpreis in 2011 for the Neues Museum, Berlin.

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Karakusevic Carson are architects and urban designers at the forefront of public housing design and major civic projects in the UK and internationally. They have been appointed as architects and master planners by 15 leading London councils, the Greater London Authority, Transport for London, Portsmouth City Council, Homes England and Olympic Legacy panels. Their aim is to produce exceptional housing and urban strategies that are unique to each site.

The Building

Hoxton Press was completed in 2018; it takes the form of two towers that occupy the edges of an irregular plot, which was once home to the Victorian printing press, The Mullord Brothers. The buildings are clad with handmade bricks, with Duo Tower in a striking red. They sit on either side of a gentle hill surrounded by clusters of trees framing views of Shoreditch Park and the surrounding landscape. The site forms a link between Shoreditch Park and the Colville neighbourhood, connected by paving that continues into the ground floor of the buildings, creating a seamless transition between exterior and interior.

The Tour

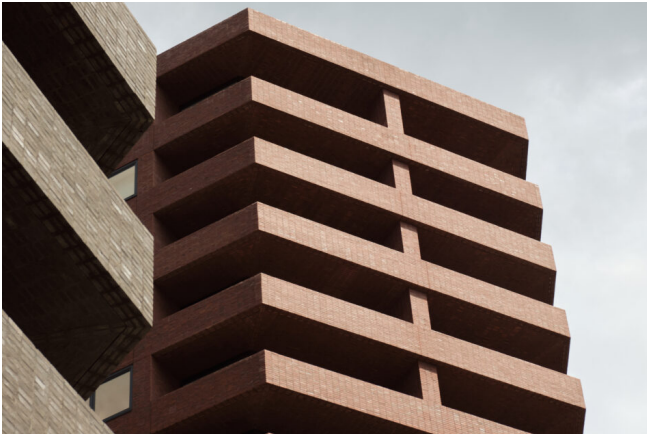
This apartment is positioned on the tenth floor, to which there is both lift and stair access. The communal areas are immaculately designed and maintained, with hexagonal floor tiles that mirror the shape of the building itself. There is a 24-hour concierge, as well as basement bicycle storage.

The apartment makes similarly clever use of its hexagonal plan, with the main living spaces situated at the far side of the building. This position ensures they are brilliantly bright, care of an entire wall of glazing that wraps around the open-plan living, dining room and kitchen, and opens directly to the balcony. Engineered oak floorboards in a light wash add to the airy atmosphere; one wall is painted a smart navy, creating a handsome contrast. The space is extremely versatile and would suit a variety of layouts.

The kitchen is open to the living and dining room, positioned slightly further back in the plan. The built-in appliances include a microwave, oven, hob and dishwasher by Siemens, as well as a Smeg extractor fan. Worktops are finished in a white composite, with ample storage positioned above and below. The layout of the space is open and allows for easy entertaining, creating a sense of flow that permeates the rest of the apartment.

With far-reaching views to the north, the main bedroom is a beautifully bright room with a full wall of built-in oak wardrobes for storage. The en suite is finished in a light beige colour scheme, with tiles from Mandarin Stone. There is a built-in bath with a large showerhead and oak cabinetry for storage. The second bedroom is currently used as an office; this also has an entire wall of built-in wardrobes. One of the walls is painted a soft light blue, softening the white walls elsewhere.

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There are several built-in cupboards in the hallway, providing plenty of storage. A large bathroom is also positioned here. It has grey porcelain tiles surrounding a generous walk-in shower, shielded from the rest of the space by a single sheet of glass. There is oak detailing throughout, including in the cabinetry above the sink, creating cohesion to the space; there is also a large mirrored cabinet for storage.

Outdoor Space

A generous balcony wraps around one side of the apartment and is the perfect spot for outdoor dining and entertaining. Southeast-facing, the balcony receives a beautiful quality of light yet is cleverly sheltered from westerly winds. Views extend over Tottenham to the north, across The City immediately in front and towards The Shard and London Eye to the south. There is ample space for a seating area, allowing for easy indoor/outdoor living.

The Area

Hoxton is renowned for its 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 also nearby.

For green space, the seven acres of Shoreditch Park are a three-minute walk away. The apartment is also a short walk from Hoxton Square, an early example of one of London's public gardens. Completed in 1720 and designed to emulate existing squares in west London, it was the first of its type in the area. During the 19th century, the square and surrounding streets became the centre of Shoreditch's furniture and carpentry trade.

There are plenty of transport links within walking distance. Hoxton and Shoreditch High Street stations run London Overground services; Liverpool Street Station provides access to the Central, Hammersmith & City and Metropolitan lines, as well as nationwide National Rail services. Old Street Underground station is a 15-minute walk away, running Northern Line services across the city.

Tenure: Leasehold Lease Length: approx. 245 years remaining Service Charge: approx. £4,500 per annum Ground Rent: approx. £700 per annum Council Tax Band: E

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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”.