

THE MODERN HOUSE



*London E1
Sold*

Fashion Street II

This beautifully refurbished apartment, with private terrace, is located on the third floor of a period townhouse in the heart of Spitalfields.

The building consists of a commercial space, with its own entrance on the ground floor, and three one-bedroom apartments above. These are entered via a very well-maintained communal hallway with a fine original stone staircase. This particular apartment contains an open-plan reception room and kitchen with a large sash window overlooking Fashion Street, a modern shower room, and a study at the rear with access, through French doors, to a large decked terrace. This room has been used as a guest bedroom.

The mezzanine area accessed via open-tread steps from the living space, is used by the current owners as a sleeping platform. The interior as a whole has been designed to make the most of the natural light. Attractive dark-stained timber floorboards run through the apartment, and there are bespoke folding shutters on the main south-facing window.

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East London, London
Sold

Fashion Street II

Fashion Street is in the heart of historic Spitalfields, located between Brick Lane and Commercial Street, and adjacent to Fournier Street. Nicholas Hawksmoor's Christ Church is just around the corner. Settled by Huguenots in the late 17th and 18th centuries, Spitalfields became the centre of London's silk industry, and a number of terraced houses were built by the master weavers.

These days the area is renowned for its art galleries (the Whitechapel Gallery is nearby), street markets, restaurants, bars, clubs (including Shoreditch House) and shops. The restored Spitalfields Market, in particular, has a multitude of restaurants and cafés.

Liverpool Street, Aldgate East, Aldgate and Shoreditch stations are all within walking distance, and offer both Underground and Overground services. Fashion Street has the advantage of being both close to the City, London's financial district, and to the lively communities of Brick Lane and Whitechapel. Spitalfields has attracted many artists in recent years, including Gilbert & George and Tracey Emin. The architect David Adjaye has carried out imaginative conversions for both Chris Ofili and Jake Chapman on Fashion Street.

Tenure: Leasehold Lease Length: approx. 117 years remaining Service charge: approx. £1,500 per annum Ground Rent: approx. £250 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”.