

THE MODERN HOUSE



London N16
Sold

Gillett Place II

Occupying an excellent position in the heart of Dalston, this superior two-bedroom, two-bathroom penthouse has off-street parking and a massive roof terrace. It forms part of Gillett Place, a private gated residential development designed in 2007 by the renowned architects Hawkins Brown.

The property is accessed via an external staircase that rises up to second-floor level. Internal accommodation measures approximately 944 sq ft. The open-plan reception room and kitchen is dual-aspect, with floor-to-ceiling glazed sliding doors on the west elevation that fold back, opening the whole space to the 40ft private terrace. The terrace is positioned for maximum exposure to sunlight and functions to double the size of the living space during the summer months.

The apartment also has a master bedroom with en-suite shower room, a second double bedroom and a main bathroom. The off-street parking space is situated on the ground floor.

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Gillett Place consists of nine flats and four mews houses. It forms part of a wider masterplan of Gillett Square, which is one of the “100 Public Spaces” promoted by the Mayor of London’s Architecture and Urbanism Unit, headed by Richard Rogers and Ricky Burdett. The focal point of the square is the Dalston Culture House, also designed by Hawkins Brown, containing a jazz club, gallery, shop, café and artists’ studios.

The house is located within walking distance of the shops, restaurants and bars of Dalston, London Fields, Stoke Newington and Islington. The nearest train station is Dalston Kingsland. Dalston Junction station, which is part of the East London Line, is also a short walk away, and provides fast access to the City and the Underground network.

Formed in 1988 by Roger Hawkins and Russell Brown, Hawkins Brown has a reputation as one of the leading design-based architectural practices in the UK. It was named AJ100 Practice of the Year in 2011, and has won a number of RIBA awards.

Tenure: Leasehold Lease: approx. 992 years remaining
Service charge: approx. £1,200 per year Ground rent: approx. £250 per year

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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”.