

THE MODERN HOUSE



*London WC1
Sold*

Granville Square

This charming split-level two-bedroom apartment is positioned on Granville Square, a beautiful Grade II-listed garden square in Bloomsbury. Forming part of the Lloyd Baker estate, Granville Square dates back to 1820, the apartment retains many of its period features, including large sash windows and high ceilings. The recent addition of parquet floors, a roof terrace and a Paul Metalcraft kitchen, sympathetically fuse Mid-Century elegance with restrained Georgian grandeur.

Granville Square takes its name from the civil servant and political reformer Granville Sharp, the first chairman and founder of the Society for the Abolition of the Slave Trade. The square itself is formed of three-storey Georgian town houses, configured around a well-maintained garden of mature trees and plants and a children's playground.

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Few, if any, of the many small estates around central London have so distinctive and memorable an architectural stamp as the former Lloyd Baker estate, in which Granville Square appears. The estate was laid out between 1820 and the early 1840s on the steeply sloping ground between King's Cross Road and Amwell Street. The architect Sir Hugh Casson, has referred to the area as, 'one of the nicest squares in London. The houses stand linked arm-in-arm, so to speak, guarding their well-kept simplicity from the roar of Rosebery Avenue and King's Cross Road.'

This particular apartment is positioned across the first, second and third floors. Access is gained at raised-ground level, where an intricate mosaic adorns the door step with the house's number at the centre of its motif. The first and second floors are comprised of a double bedroom, respectively, while the third floor forms the heart of the apartment. A large reception room overlooks Granville Square from treetop level, creating a sense of calm and tranquillity characteristic of the Lloyd Baker estate. Reclaimed-oak parquet floors run throughout.

A kitchen is positioned to one side and has a serving hatch joining the reception room. The kitchen is formed of Paul Metalcraft Units, which were manufactured in Derbyshire in the 1950s. The aluminium units are finished with stainless steel work tops. There is also a family bathroom on this floor with slate and limestone tiles and a free-standing bath. A short staircase leads up to the landing which provides access to a roof terrace, planted with rose bushes, oleander and a cherry tree. This space provides a peaceful retreat, with excellent views of the St Paul's and The Shard.

Granville Square is located in the Finsbury conservation area, a short walk from the eclectic, independent shops and cafes of Amwell Street and the numerous award-winning restaurants of Exmouth Market. Of particular note are Moro (and sister-restaurant Morito), as well as The Quality Chop House, Caravan and The Eagle on Farringdon Road. Many of London's venerable cultural institutions are accessible by foot including the Barbican, the British Museum, the Brunswick centre with the recently renovated Renoir cinema and the many beautiful garden squares of Bloomsbury.

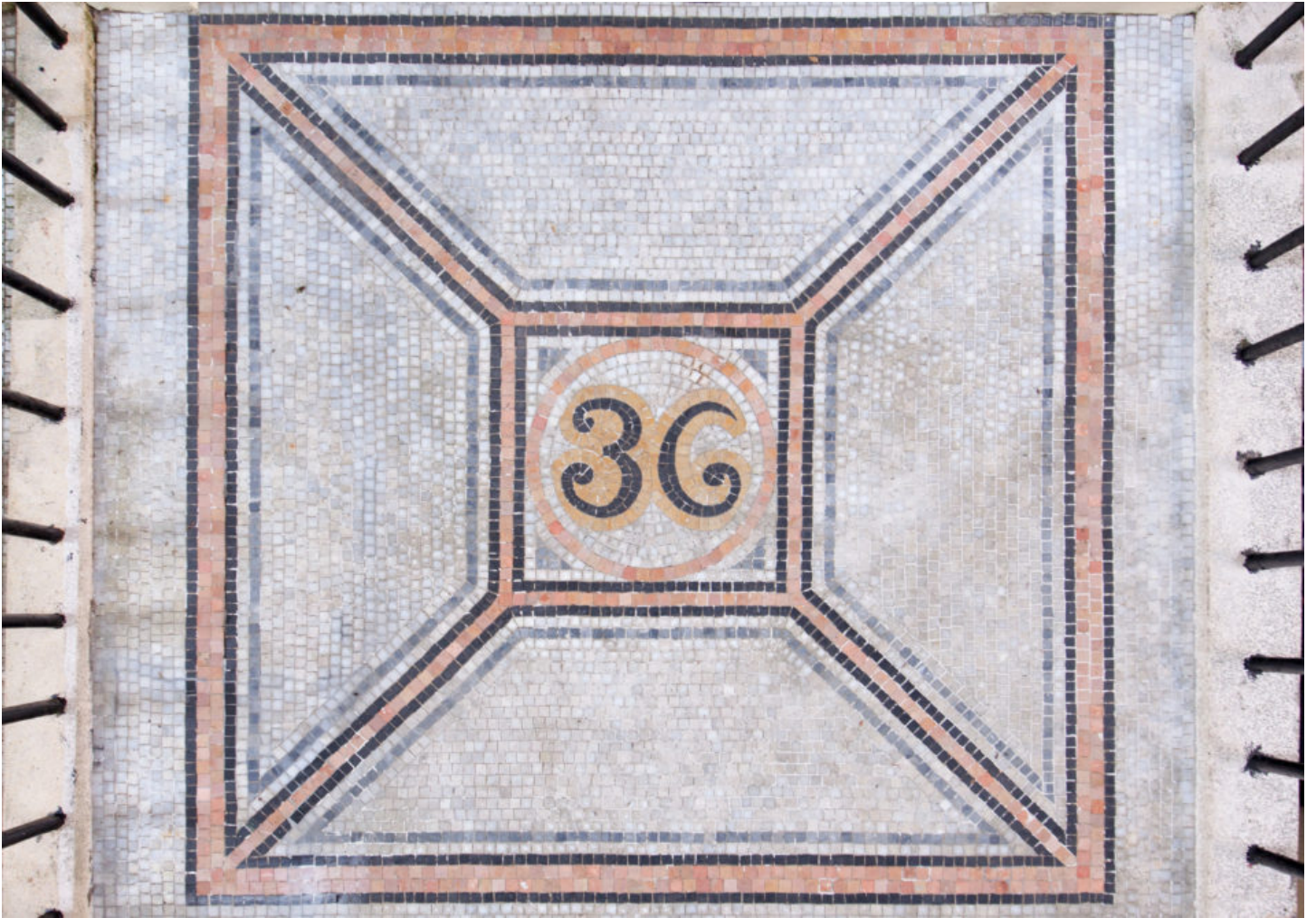
The closest Tube station are Angel (Northern line) and Kings Cross (Circle, Metropolitan, Hammersmith & City, Northern, Piccadilly and Victoria lines). Eurostar services also run Kings Cross St Pancras, which is a short walk away.

Tenure: Leashold with Share of Freehold Lease Length: approx. 999 years remaining Service Charge: approx. £500 per annum Parking: Residents can apply for an on-street parking permit Council Tax Band: E



*London, North London
Sold*

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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”.