

THE MODERN HOUSE



*London EC2
Sold*

Great Eastern Street II

This striking apartment is configured across three floors of a Victorian warehouse on Great Eastern Street, in the heart of Shoreditch. The interiors have recently been the subject of a complete renovation and extension courtesy of collaboration between the current owner and award-winning practice Zuber Dobson Architects who have sensitively preserved the character of the original warehouse while adding beautiful contemporary features. These include a sculptural steel staircase, a newly created roof terrace and internal steel-framed windows.

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The Tour

Access to the apartment is gained on the third floor. Upon entry, a central corridor leads to the heart of the home, a large open plan kitchen, living and dining room. This unfolds beneath vast double-height ceilings, where exposed wood beams extend overhead. Large sash windows run along the entire south-facing aspect, creating a bright, voluminous set of spaces perfect for entertaining. The contemporary kitchen is positioned at one end, and is replete with perforated metal units, wooden worktops, integrated Miele appliances, and a bespoke black concrete sink; black polished concrete runs underfoot throughout.



From the living area, the steel staircase leads up to a mezzanine level, which the current owners use as a playroom and second living room. This sits within the pitch of the building's roof so has significant amounts of storage space in the eaves, as well as a recently installed air conditioning unit. Reclaimed Victorian floorboards ground the space, while a newly created dormer enjoys views of the City to the north-west. There is also access to the private roof terrace from this level.

The remainder of the plan on the third floor comprises two large double bedrooms, both with exposed brickwork and impressive double-height ceilings, care of the roof's mono-pitch. The larger of the bedrooms has built-in wardrobes. The other bedroom is accessed via a wall of beautiful custom made steel-framed internal windows. There is also a large shower room on this floor, with sleek black tiles and a black concrete sink, as well as a separate guest WC. A convenient utility cupboard with space for a washing machine and dryer is concealed in a cupboard along the hall.



Outdoor Space

The apartment's private roof terrace can be accessed from the mezzanine level. The current owners have created a decked area here, with space for seating and a children's sandpit. The terrace enjoys panoramic vistas of the city and the East End, as well as views of breathtaking sunsets.

The Area

Great Eastern Street is very well located, nestled between Old Street and Shoreditch High Street. It is five minutes from the galleries, cafes, bars and restaurants of Shoreditch and Hoxton Square, and a short walk to the iconic Barbican Centre – Europe's largest centre for the Arts (cinemas, galleries, concert halls and theatres). The eclectic East End markets of Columbia Road, Brick Lane, Spitalfields and Broadway Market are a short stroll away; while Boxpark, Cheshire Street and Shoreditch High Street offer a wealth of international and independent boutiques.

Shoreditch High Street operates London Overground services and Old Street is on the Bank branch of the Northern Line. Oxford Street and the West End are accessible from excellent local connections (a 20-minute bus journey to Oxford Circus).

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Tenure: Leasehold with Share of Freehold Lease Length: approx. 102 years remaining Service Charge: approx. £1,500 per annum Council Tax Band: D



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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”.