

THE MODERN HOUSE



*London EC2
Sold*

Great Eastern Street

This elegant apartment is positioned on the second floor of a Victorian warehouse on Great Eastern Street, in the heart of Shoreditch. The apartment has been the subject in recent years of a complete renovation and re-design courtesy of Rients Bruinsma. The internal spaces retain many of their original warehouse features and materials, which chime beautifully with contemporary additions, including walnut panelling, underfloor heating and integrated Sonos system.

The apartment and the interior design of Rients Bruinsma have been the recent focus of feature articles in both *House & Garden* and *Residence* Magazines.

The spaces are organised on a linear plan into two separate wings, for living and sleeping, linked by a corridor created by a walnut-clad central unit. The living quarters are positioned to one side of the entrance, utilising large, double-glazed sash windows to bathe the spaces in wonderful levels of natural light. The walls have exposed brick, while the ceilings have exposed concrete moulding. The floors are of polished concrete, with underfloor heating throughout.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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To one side of the living space, a contemporary kitchen, with marble worktops has been integrated into the walnut-clad central unit. A snug has been created opposite this space, beneath one of the large windows; this area is the perfect place to sit with a book, or admire the views of the city skyline.

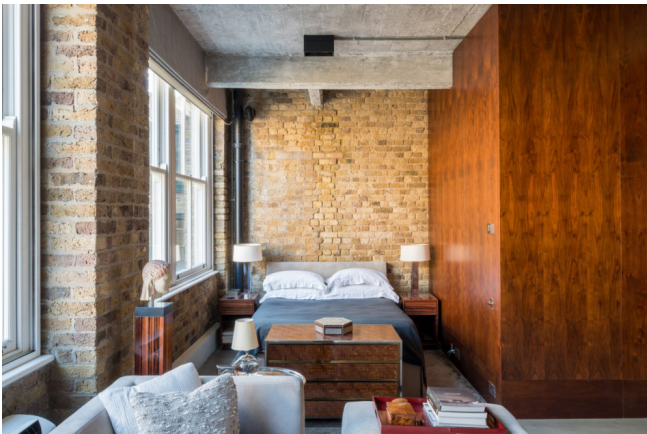
The sleeping quarters are positioned in the opposite 'wing' of the apartment's plan and are accessed via an elegant pair of glazed doors. Opposite the sleeping area, there is an intimate living space with a wood-burning stove. This space also has four large, double-glazed sash windows along one wall, as well as bespoke, walnut-clad built-in wardrobes. A bathroom lined with marble is positioned between the two wings of the apartment. It has a shower with steamroom functionality.

Great Eastern Street is very well located between Old Street and Shoreditch High Street, five minutes from the galleries, cafes, bars and restaurants of Shoreditch and Hoxton Square, round the corner from 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 within strolling distance, and Boxpark, Cheshire Street and Shoreditch High Street offer the discerning shopper 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).

Tenure: Leasehold with Share of Freehold Lease Length: Approx. 103 years Service Charge: Approx. £1,500 per annum



*East London, 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”.