

THE MODERN HOUSE



London N1
£900,000 Leasehold

Hoxton Square II

Flooded with light from three aspects, this warehouse-style apartment overlooks the greenery of Hoxton Square. Original features have been sensitively combined with contemporary interventions to create an open, welcoming set of spaces in the heart of Shoreditch. Some of London's best restaurants and bars are a short walk away, yet this apartment's elevated position above the square ensures a feeling of removal from city life below.

The Tour

The building, once a hospital, is a handsome structure half painted in white brick and half in the traditional red. The original curved windows punctuate the frontage at ground level, while above, the original windows have been retained. This apartment lies on the second floor.

THE MODERN HOUSE



London, North London
£900,000 Leasehold

Hoxton Square II

Entry is to a private porch, where there is a large storage cupboard for coats and shoes. This opens to the open-plan living and dining room, which is characterised by original windows with beautiful wooden frames. Carefully reoiled cherrywood floors extend below, while cast iron radiators dot the walls. A WC is tucked away in the corner behind cherrywood doors, neatly concealed from the living spaces. There is a wonderful sense of flow and light throughout.

To one side lies the kitchen, opened or shut to the living spaces behind a sliding glass door when required. It has been realised in cabinetry with a cherrywood veneer, combined with glass-fronted cabinetry for contrast. Stainless steel worktops create ample cooking space. There is an adjacent bathroom accessed through sliding pocket doors.

The spaces flow towards a large bedroom in the corner of the plan, which has green views over Hoxton Square. Windows on both aspects welcome light in; these have been secondary glazed with particularly thick glass so as to ensure a quiet sleeping environment. Full-height, built-in wardrobes provide ample storage that extends deep into the wall; a cast iron radiator sits against exposed brick walls.

The Area

Hoxton Square was an early example of London's garden squares. Completed in 1720 and designed to emulate existing squares in the west of London, it was the first of its type in the area. In the 19th century, the square and surrounding streets became the centre of Shoreditch's furniture and carpentry trade. Today, Hoxton is renowned for its exciting mix of restaurants, bars and galleries, including Lyle's, Rochelle Canteen, Shoreditch House, the Blue Mountain School and Victoria Miro. The boutiques and cafés of Redchurch Street and Spitalfields are also nearby.

There are plenty of transport links within walking distance. Hoxton Station provides quick access to London Overground services; Liverpool Street Station runs the Central, Hammersmith & City and Metropolitan lines, as well as nationwide National Rail services. Old Street Underground station is a short walk away, running Northern Line services across the city.

Tenure: Leasehold Lease Length: approx. 974 years remaining Service Charge: approx. £3,300 per annum Ground Rent: approx. £200 per annum Council Tax Band: C

THE MODERN HOUSE



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”.