

THE MODERN HOUSE



*London N1
Sold*

Hoxton Street III

This unique two-bedroom house is located on Hoxton Street, a short walk from the shops, bars and restaurants of Shoreditch. Configured across four storeys, it was designed by Leonard Manasseh for the LCC in the 1970s as the street-facing focal point of the Arden Estate. The house, which has two large balconies, has been the subject of an ingenious extension in recent years care of Lynch Architects, who used the penthouse floor as their design studio for a number of years.

The Building

The aesthetic of the building, particularly the prefabricated penthouse addition, was developed against the trend of British high-tech architecture, which favoured layers of glazing and steel cross-bracing. Instead, a largely natural palette of materials has been used; timber frames and birch plywood ceilings not only create a sense of warmth but also serve as structural alternatives to heavily manufactured materials. The result is a series of flowing spaces that reflect the honesty and integrity of their materials.

THE MODERN HOUSE



East London, London, North London
Sold

Hoxton Street III

The Tour

Entry is on the ground floor, where a staircase ascends to the first-floor communal areas. The L-shaped plan has been exploited on this level to allow for two large balconies; the west-facing balcony has the house's defining external feature, a conservatory with a large vertical section of glazing above that extends to the second floor. The steep pitch of this glazed section not only allows wonderful levels of natural light to stream into the first and second floors, but also echoes the linear sections of glazing on the penthouse level. The conservatory is currently used as a winter garden and is a wonderful spot for breakfast year-round.

The kitchen adjoins the conservatory; this is a calm, considered space with birch plywood cabinetry and space for a dining area. Linoleum floors run across this level and beautiful exposed copper pipes run along sections of the wall. The balcony at the rear faces north towards the Arden Estate; it is accessed via a set of glazed doors which open from the living room.

The second floor contains two bedrooms and a family bathroom. The larger bedroom has plenty of built-in storage space, while the smaller has a large section of sloped glazing with wonderful views.

The penthouse makes up the third floor. Currently configured as a second living room, it also has a WC and a second kitchen. As per Lynch Architects' instruction, it was constructed offsite and craned onto the existing structure, along with the many glass panes that run around its edge. Oak mullions frame each section of glazing, as well as breathtaking panoramic views of the city beyond. The windows and roof light open to create natural ventilation, while the rooftop lantern acts as a solar chimney.

The Area

The house is positioned on Hoxton Street, which was the centre of the Shoreditch furniture and carpentry trade in the 19th century. 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 gallery. The boutiques and cafes of Redchurch Street and Spitalfields are also nearby.

There are plenty of transport links within walking distance. Hoxton Station runs London Overground services; Liverpool Street Station provides access to 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. 91 years remaining Service Charge: approx. £750 per annum Ground Rent: approx. £9 per annum Freeholder: Hackney Council 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”.