

THE MODERN HOUSE



*London N1
Sold*

Hoxton Street

This wonderfully bright apartment, just a short walk from Hoxton Square, has been remodelled and extended by the award-winning Lynch Architects. Accommodation is flexible, and is set over four floors.

The property is entered through its own entrance on the ground floor, where there is an under-stairs storage area. On the first floor is a triple-aspect kitchen and living area, with access to two terraces. The second floor contains two double bedrooms, one with a sloping glass wall, and a bathroom. On the third floor is a fantastic penthouse reception room / studio, which has views of the City and is ideal for entertaining. There is another kitchen to one side, as well as a shower room.

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The apartment occupies the majority of a red-brick building erected in 1974 by the LCC Architecture Department (there are separately owned commercial premises on the ground floor). The third-floor penthouse was added by Lynch Architects in 2005. This timber-framed extension was prefabricated off-site and craned into position on top of the building. The architects deliberately echoed the glazing pattern of the existing structure, and the result is an internal space that is flooded with natural light and an external appearance that blends seamlessly with its surroundings.

For more information about the architecture of the apartment, please see the History section below.

The apartment is located towards the southern end of Hoxton Street, close to the junction with Fanshaw Street, and within striking distance of the City. The nearest Underground station is Old Street (Northern Line). The bars, restaurants, galleries and amenities of Hoxton Square and Shoreditch are within easy reach, and Columbia Road Flower Market is just a short walk away.

To see this property on a map, please [click here](#). Tenure: Leasehold Lease: Approx 114 years remaining Service charge: Approx £400 – £600 per annum Ground Rent: £9 per annum Freeholder: Hackney Council



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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”.