

THE MODERN HOUSE



*London E2
£1,150,000 Leasehold*

Long Street

This beautifully bright two-bedroom apartment in Hoxton is defined by swathes of glazing and a pared-back material palette. Set in a former warehouse, the rooms are light-filled and airy, and the open-plan living area is perfect for entertaining. A large south-facing terrace has been wonderfully landscaped, dotted with trees and climbers. All residents within the Long & Waterson community have access to a library, cinema, sauna, steam room and sundeck. Long Street is a short walk away from the cafes, bars and restaurants of both Hoxton and Shoreditch, and Hoxton station is a five-minute walk.

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The Tour

Positioned on the ground floor, the apartment is accessed via a private secured entrance with a 24-concierge on hand. The front door opens to the sweeping open-plan living space. Here, the current owner has removed a sliding screen, cleverly opening up the space and merging the kitchen, living and dining room. Large black-framed double glazed windows run along the width of one wall, flooding the room with light and framing views of the verdant communal courtyard. The kitchen is positioned to the side, where black cabinetry by Poliform Varenna creates a striking contrast against the pale engineered oak floorboards. Appliances by Miele are neatly concealed, Caesarstone quartz forms the countertop and splashback, and the taps are by Waterworks.

The two bedrooms, one currently configured as a study, are at the back of the plan. Both are exceptionally light due to the same large windows in the living space. Two rooms were opened up to create a large en-suite main bedroom, which has a door that opens to the terrace. In the en suite, a bath has polished nickel finishes, again by Waterworks, and a wall-hung oak vanity by Poliform Varenna is illuminated by a Tim Dixon pendant light; porcelain floor tiles are warmed by underfloor heating.

A large bathroom is in the centre of the plan, where white subway tiles reflect light into the space, and there is a walk-in shower.

Outdoor Space

A glazed door opens from the main bedroom to the private terrace, which has been sensitively landscaped by the current owner. The space is paved with granite and potted with birch trees, creating a verdant urban oasis. Fern and climbers are tucked away on one side, and the other has ample space for outdoor furniture and a barbeque.

The Area

Long Street is a no-through road parallel to Kingsland Road, a short distance north of Shoreditch High Street and east of Hoxton. The apartment is, therefore, conveniently located by a wide and 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 within 10 minutes walk. Columbia Road, with its famous flower market, is a short stroll East.

There are plenty of transport links within walking distance. Long Street is a short walk from two Overground Stations, a six-minute walk from Hoxton Station, and a 13-minute to Shoreditch High Street Station; Old Street Underground station is a 10-minute walk west, running Northern Line services across the city.

Tenure: Leasehold Lease Length: approx. 996 years remaining Ground Rent: approx. £250 per annum Service Charge: approx. £7000 per annum Council Tax Band: E

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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”.