

THE MODERN HOUSE



*London EC1
Sold*

Mitchell Street

Quietly located on Mitchell Street, amongst the rooftops between Old Street and Clerkenwell, this beautifully conceived split-level apartment, with outside space, occupies the top two floors of a former print works.

The building and its common areas are shared by two apartments. Access to this apartment is on the third floor via a shared landing that has a door to a decked balcony. The front door opens directly onto the large living space, which is subdivided into a seating area, kitchen and dining area. At the far end, behind a full-height glazed partition, is a second bedroom that could be used as a separate reception room or study, with beautiful views over St. Luke's Park to the south and Radnor Park to the north.

THE MODERN HOUSE



Mitchell Street

The kitchen is arranged around an island with reclaimed Iroko worktop, and backed by a pair of large west-facing sash windows. All the windows at this level have been restored and stripped back to reveal the bare wood. The ceiling has exposed joists and boards from the floor above that promote a softened version of the building's industrial past. There is also a shower room positioned off the living space, the walls of which are finished with a richly coloured Tadelakt.

A striking painted staircase leads to the fourth floor. The bedroom is a distinctly private space, despite its large lateral window and door to a small terrace. There is an elegant en-suite bathroom with plenty of useful storage. There is a second smaller space, located under the slope of the eaves, which could be used as a guest room or study.

The apartment is conveniently situated between Old Street and Clerkenwell on a quiet residential street. Nearby Whitecross Street is home to an excellent street food market, open for lunch on weekdays. Other local amenities include Exmouth Market, Shoreditch and Hoxton, with their excellent restaurants and nightlife; the rapidly developing Old Street 'Silicon' Roundabout; and the Barbican, with its outstanding centre for the arts. London's financial district is a short walk to the south.

The Underground stations of Old Street, Barbican and Farringdon are all within walking distance. Farringdon forms part of the new Crossrail project, completing in 2018.

Tenure: Share of Freehold Lease Length: approx. 999 years
Service Charge: approx. £3,000 per annum (including sinking fund)



East London, London
Sold

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”.