

THE MODERN HOUSE



Sold

New River Head, London EC1

This awe-inspiring three-bedroom apartment combines the grandeur of a stately home with the quality of space and light of a Clerkenwell loft. The flat's magnificent reception room is surely one of the finest entertaining spaces in central London.

New River Head was constructed in 1920 to a design by Herbert Austen Hall, as the headquarters of the Metropolitan Water Board. It was listed Grade II by English Heritage in 1950.

This particular apartment was originally for the exclusive use of the Chairman. It occupies a central position on the quiet and bright side of the building, on the first and second floors. All main windows look west / southwest over the communal garden. The apartment has been refurbished by the current owners over a period of 18 months, with great attention to detail. It comes with a secure parking space.

THE MODERN HOUSE



London
Sold

New River Head, London EC1

The internal arrangement invites entertaining: the living accommodation is positioned on the building's piano nobile (first floor). The 35ft reception room has very high ceilings, enormous windows, wood panelling, parquet flooring and ornate plasterwork depicting water scenes. Photographs cannot do justice to the scale of the room, and the quality of the views over the lawn beyond.

The reception room has direct access to the kitchen, which is made from solid walnut and marble and equipped with Miele appliances. This floor also has a cloakroom and a large coat closet in the entrance hall. The second floor contains three generous double bedrooms, a study / nanny room, a family bathroom and a master ensuite. The flat is dual-aspect and has exceptional levels of natural light.

New River Head is a most impressive building with a gigantic ballroom entrance foyer and very practical amenities. It has a gym, a porter, cellars, a substantial communal garden with BBQ, secure parking, and use of the adjacent Oak Room for formal meetings or entertaining. There are Barclays bicycles on the doorstep.

As well as having access to the cellars within the building, the flat benefits from significant storage within the apartment itself, particularly on the second floor, which has cupboards on the landing and a long entrance corridor that's ideal for suitcases, golf clubs etc. The master bedroom has a walk-in wardrobe, and the other bedrooms have built-in cupboards. The included secure parking space is one of the few corner spaces, allowing storage of bulky sporting equipment beside the car.

New River Head is conveniently located on Rosebery Avenue, close to the many shops and restaurants of Angel / Upper Street and Exmouth Market, as well as Angel Underground station (Northern Line). It allows a 20-minute walk (or eight-minute cycle) to the centre of the City. Canary Wharf is approximately 30 minutes away by Tube. New River Head is also close to Farringdon station, with not only the District and Circle lines, but also direct access to Gatwick and Luton via Thameslink, and to the City and Heathrow via the upcoming Crossrail line. The Eurostar terminal at King's Cross is also within easy reach.

Tenure: Leasehold Lease: 999 years from 1996

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”.