

THE MODERN HOUSE



*London EC2
Sold*

Ravey Street

Positioned on the second floor of this handsome former warehouse building is this beautifully designed apartment. Carefully and meticulously refined by the current owners, architect Michael Pawlyn and photographer Kelly Hill. Bright pops of orange complement the carefully preserved industrial interiors to create a playful voluminous space which sits harmoniously in the historic bones of the building. Ravey Street is unusually quiet for its central location between Old Street and Shoreditch High Street, close to the shops and restaurants that give the area its dynamic reputation.

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The Tour

Unfolding across approximately 1,258 sq ft over one level, the space is defined by its open loft style, with rooms demarcated by clever cabinetry and large panes of glass. The kitchen is at the back of the space, with a long run of south-facing sash windows opposite overlooking the courtyard below. Here, a long island is capped with a stainless-steel worktop, referencing the apartment's industrial origins. It conceals a Franke sink, a hob and a sleek integrated draining board. A wall of cupboards blends with the walls maximising light while adding storage.

The interiors are serene and elegant, blending the original raw fabric of the old warehouse with sensitive modern interventions. Refurbished oiled floorboards extend right through the space, running perpendicular to the exposed roof joists. Two impressive oak beams supported by large uprights run along the spine of the apartment, creating an engaging interplay of site lines and defining the otherwise open spaces.

The bright main bedroom sits at the front of the plan, flowing from the living space and set beyond a storey-height run of seamless cupboards and double wood-framed glazed doors. The room has been configured to allow for a distinct workspace too. A spacious en-suite bathroom is clad in teal panelling, adding a playful touch; the freestanding roll top bath is a perfect place to unwind.

There is a smaller partitioned section containing built-in bunk beds, originally designed as a pod-like room for the current owner's children, now used as a study space that can be shut off from the living space by a three-panel sliding door system.

The Area

Ravey Street is very well located between Old Street and Shoreditch High Street, five minutes from the galleries, cafes, bars and restaurants of Shoreditch and Hoxton Square. The immediate area contains some of London's best bars, restaurants and high-end retailers, including the Soho House group's Shoreditch House, Rochelle Canteen, and Blue Mountain School, and remains a magnet for creative businesses.

The apartment is a short walk from Boundary Street. This quiet cobbled lane has been invigorated as a gastronomic destination with Dishoom and the excellent Boundary Project, a former Victorian warehouse remodelled by Terence Conran, comprising Albion café, a deli, TraTra restaurant and a rooftop bar and grill.

The eclectic East End markets of Columbia Road, Brick Lane, Spitalfields and Broadway Market are within strolling distance, and Boxpark, Cheshire Street offer the discerning shopper a wealth of international and independent boutiques.



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Old Street (Northern Line) is the nearest station, just a five-minute walk away. Shoreditch High Street is a similar distance, with services on the London Overground running to Highbury & Islington and Dalston Junction in one direction and Clapham Junction in the other. Liverpool Street is also easily accessible on foot for mainline and further Underground services.

Tenure: Leasehold Lease Length: Approx. 98 years(125 years from 25th December 1995) Service Charge: Approx. £2,000 per annum (plus building insurance of approx. £900 per annum) Ground Rent: £100 per annum Council Tax Band: D

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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”.