

THE MODERN HOUSE



Wenlock Road, London N1
Sold

Royle Building II

Located on the third floor of the sought-after Royle Building on Wenlock Road, this split-level apartment has outstanding levels of natural light and excellent views over the Regent's Canal. It has many of the best characteristics of a factory conversion, including exposed brickwork, and concrete ceilings and pillars.

Internal accommodation measures approximately 897 sq ft, to include a generous open-plan living room / kitchen, raised study area, double bedroom and bathroom. It also has a long south-facing balcony that overlooks the Wenlock Basin, with plenty of space for a table and chairs, and a Juliet balcony on the canal side.

Originally built as a printworks factory, the impressive Royle Building was converted into loft apartments in the late 1990s and completed in 2000, to a design by Davy Smith Architects. The building has a porter, and lift access. There is a parking space available by separate negotiation.

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Wenlock Road is within walking distance of both Old Street and Angel tube stations. There are also numerous local bus routes on City Road, serving the City and West End. The shops, restaurants and bars of Upper Street, Old Street and Hoxton are within easy reach.

Lease Length: approx. 108 years Service Charge: approx £2500 pa. Ground Rent: £250 pa.



London, North London
Sold

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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”.