

THE MODERN HOUSE



Wenlock Road, London N1
Sold

Royle Building

This beautifully conceived apartment overlooks a peaceful corner of the Wenlock Basin from its superior vantage point on the third floor of Royle Building.

The apartment has undergone a radical transformation to create a supremely sophisticated living space, open in plan and wonderfully bright. The space is broadly divided in two – one half for living and the other a bedroom – separated by internal Crittal glazing. The well-appointed bathroom, entrance hall and dressing room are tucked at the back of the apartment, maximising the living areas.

The exacting attention to detail is obvious throughout, combining industrial references with warmer parquet floors, arranged in a herringbone pattern, and a clean-lined kitchen. The concrete ceilings and pillars have been left exposed in contrast to the crisp white walls.

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Royle Building

The Royle Building, formerly Royle Print Works, was one of the earliest development schemes on the Wenlock Basin. This impressive five-storey, brick building was converted in 1997 and the communal areas maintain the original terrazzo flooring, large terrazzo stairs and a passenger lift to all floors. There is also a porter and the residents have use of secure underground bike storage. The apartment also comes with an allocated space in the secure car park.

The building is accessed on Wenlock Road, which provides a link between City Road and the Regent's Canal, and is favourably located a short distance from both Angel and Old Street underground stations (Northern Line). It is conveniently placed for access to the City. The shops, bars and restaurants of Islington, Shoreditch, Hoxton and Clerkenwell are within easy reach. Significant redevelopment and investment is taking place in the area around City Basin and Old Street's 'Silicon Roundabout', as it attracts tech companies and creative talent from around the world.

Tenure: Leasehold Lease length: approx. 105 years Service Charge: approx. £3,752.74 per annum Ground Rent: approx. £200 per annum Parking Space: approx. £50 per annum



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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”.