

# THE MODERN HOUSE



*London EC1  
Sold*

## St John Street II

This extraordinary loft apartment is positioned on the second floor of a former warehouse in the heart of Clerkenwell, a short walk from Exmouth Market. The apartment has the prestige of a St John Street address, but is favourably and quietly positioned to the rear of the building, overlooking Agdon Street.

198 St John Street was built in the early 1900s by Boreham, Son and Wallace as a warehouse for The United Yeast Company, before it became the headquarters of the Scholl Manufacturing Company in the early 1930s. The building was converted into lofts in the 1990s, including lift access to all floors.

Internally, this apartment is configured around an expansive living area, lined with large steel-frame factory windows, bathing the entirety of the open-plan living quarters in wonderful levels of natural light. The rear-facing aspect is currently configured as a sitting area, bordering a small covered terrace that provides an additional dining area, protected from the elements.

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Both bedrooms are generously proportioned and have en-suite bathrooms and built-in wardrobes. There is also a utility room off the entrance hall. All of the hallmarks of loft-style living are present and in superb condition, including solid amazonian hardwood floors, raw concrete slabs and high ceilings.

Clerkenwell is renowned for the quality and variety of its bars and restaurants, most notably the nearby St. John and Luca. Exmouth Market is a short walk away, and St Paul's, Smithfields and the City are within easy reach to the south. St. John Street has a convenient Waitrose. The Barbican Centre, with its world-class cultural programme of cinema, music, theatre, talks and exhibitions, is a few minutes' walk from the apartment.

Nearby Farringdon station (Circle, Metropolitan and Hammersmith & City lines and National Rail) provides quick access to the West End and London's major airports. Angel station is a short walk to the north, for access to the Northern Line. When the Elizabeth line opens in 2018, Farringdon station will connect with Thameslink and the London Underground to provide links with outer London, the home counties, the City, Canary Wharf (in approximately eight minutes) and three of London's five airports.

Tenure: Leasehold Lease length: approx. 103 years Ground rent: approx. £100 per annum Service charge: approx. £4000 per annum



*East London, London*  
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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”.