

THE MODERN HOUSE



Davenant Street, London E1
Sold

The Denim Factory

This wonderful three-bedroom apartment is positioned on the third floor of a renovated Denim Factory between Whitechapel and Aldgate, a short walk from the city and Shoreditch. High ceilings and banks of wide metal-framed windows bathe the living spaces in natural light and reveal the industrial origins of these highly finished spaces. A quiet balcony sits just off the main living room with striking views of the city to the west.

The Tour

The Denim Factory has a distinctive frontage, characterised by mixed red and London stock brickwork and four striking pilasters that rise through the building. The apartment is approached along a covered balcony at the side of the building.

The apartment's industrial past is evident in its striking proportions. Entry is to an arterial hallway connecting the main living and sleeping spaces. The main living room sits to the left of the plan. A wall of metal-framed windows allows light to fill the room; a glazed door to the balcony sits to the side.

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East London, London
Sold

The Denim Factory

The kitchen sits to the left of the room, with plenty of storage and integrated appliances. The current owners have created a dining space in front of the kitchen, but the generous proportions of the main living space would suit a variety of configurations.

There are three bedrooms, all facing west towards the city. The views from these rooms include some of the capital's most iconic buildings, including the Gherkin, the Lloyds Building and The Crane. The main bedroom is a generous size with an en suite shower room.

The second and third bedrooms are currently configured as an office and second living room, respectively. These are both good sized rooms with the same sweeping views of the city in the distance.

A deep green bathroom lies at the end of the corridor with fresh white ceramic tiles and bespoke wooden cabinetry.

Outdoor Space

A private balcony is accessed from the main living room. The city is in view to the west and Whitechapel to the east. There is room for a dining table and chairs along with planters to add a splash of green amidst the wonderfully urban outlook.

The Area

Davenant Street is close to the City, London's financial district, as well as the lively communities of Brick Lane, Shoreditch and Whitechapel. The neighbourhood is renowned for its art galleries, including the nearby Whitechapel Gallery, street markets, restaurants, bars, clubs such as Shoreditch House and shops. The restored Spitalfields Market, in particular, has a multitude of restaurants and cafés.

Weavers Fields and Bethnal Green Gardens are a short walk away, and the bus along Whitechapel Road heads towards the winding Mile End Park with its sports pitches, cafes and canal-side walks.

Whitechapel, Aldgate East, and Aldgate stations are all within walking distance and offer both Underground services. Liverpool Street is a 15-minute walk away, offering overground and national rail services.

Tenure: Leasehold Lease Length: approx. 108 years remaining Service Charge: approx £2,500 per annum Ground Rent: approx. £250 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”.