

THE MODERN HOUSE



Kingsland Road, London E2
Sold

Union Central Building

This immaculate penthouse apartment occupies a wonderful position on the top floor of the Union Central Building in Shoreditch. The apartment was entirely renovated by the current owners in 2016, opening up existing spaces to capitalise on double-height ceilings, full height Crittal windows and a private balcony with city-skyline views.

A sensitive understanding of industrial forms has guided the recent work. Scale and materials are celebrated in style; the framework of the apartment has been exposed to reveal large RSJs and a steel staircase, these elements have been paired with elegant contemporary additions to create an aesthetic that is at once raw and luxurious.

Access to the building is gained at ground level. The street-facing facade of the Union Central Building elegantly lines a significant stretch of the southern end of Kingsland Road, in the heart of Shoreditch.

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The apartment is accessed via lift to the top floor. Upon entry, a guest bedroom with bespoke built-in wardrobes, desk and a curved wall with porthole window, is positioned to one side. Opposite, is a bathroom with a Corian bath by Lasso Stone, Domus tiles and built-in storage. The hallway leads through to the open-plan kitchen, living and dining room. These spaces are arguably the most impressive. The ceiling soars overhead, while underfoot there are European oak floorboards with underfloor heating throughout. The entire west-facing aspect is glazed with Crittall windows, leading out to a full-length balcony. The balcony has ample space for seating and al fresco dining, with exceptional views of London's skyline.



The kitchen has stainless steel worktops, marble splash-backs and high-level storage spaces. There is a beautiful Bertazzoni range cooker and oven in stainless steel, as well as integrated Siemens appliances and a boiling water tap. The stainless steel island is fully wired for power and can be moved on casters, allowing for a full exploration of the open-plan layout. A dining area adjoins this space and flows seamlessly into the living room at the far end of the plan. This space has white-painted brickwork and is the area where the height and soaring swoop of the ceiling are most easily appreciated.

An exposed RSJ, to one side, has been used to house a new staircase, also in steel. It leads up to the master bedroom and en-suite bathroom on the first floor mezzanine. As well as the bedroom itself, this space has a small office area, perfect for working from home, positioned just beneath another large porthole window. There is also ample built-in storage space and perfectly positioned skylight above the bed. The en-suite has twin-sinks, Flos lights and a shower.

As well as underfloor heating throughout, the apartment has also been fitted with a brand new air conditioning system to keep the spaces cool in the warmer months. There are Buster and Punch light switches and dimmers throughout.

The apartment has its own allocated parking space in the Union Central Building's secure underground car park in the centre of Shoreditch. It is accessed by a remote controlled car lift to the rear of the building.

The Union Central Building is very well located on Kingsland Road, five minutes from the galleries, cafes, bars and restaurants of Shoreditch and Hoxton Square.

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



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Shoreditch High Street, or Hoxton operate London Overground services, while Old Street is on the Bank branch of the Northern Line. Liverpool Street station runs National Rail services, as well as London Underground services on the Central, Hammersmith and City, Circle, and Metropolitan lines. Oxford Street and the West End are easily accessible.

Tenure: Leasehold Lease Length: approx. 105 years remaining Council Tax Band: E Parking: One allocated space in the building's underground car park



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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”.