

THE MODERN HOUSE



*London N1
Sold*

Wenlock Street II

This two-bedroom apartment on Wenlock Street is part of an exemplary development built by the Swiss architects Jaccaud Zein and RIBA Award-winning developers Solidspace in 2015. Occupying the top floors of the building, it has a large private terrace with far-reaching views over the east London skyline, and a clever split-level arrangement. This 'split section' layout is typical of Solidspace's designs; it introduces half levels to create exciting interior spaces with outstanding levels of natural light. In addition, the design not only creates volume but eradicates areas where space is traditionally wasted.

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The Building

The development is a striking building that sits at the corner of Wenlock Street and Shepherdess Walk in Hoxton, opposite the lovely Shepherdess Walk Park. It comprises three houses and five split-level apartments. Designed by Jaccaud Zein Architects and Solidspace, the emphasis is firmly on the quality of craftsmanship and creating a strong sense of place. Jaccaud Zein Architects was founded in 2012 in London as a partnership between Jean-Paul Jaccaud and Tanya Zein. Both partners are of Swiss origin and their work is sustained by an interest in interventions in complex built environments, with strong specific identities.

The project has been widely published with reviews in the Observer, Wallpaper* and the Architects' Journal and was one of the 40 shortlisted projects for the biennial Mies van der Rohe Award in 2017 and the RIBA London Award in 2016.

The Tour

The building has a smart exterior that combines Belgian brick with solid brass detailing. It has been designed with sustainability in mind, fitted with triple-glazed windows and photovoltaic panels. Inside, the apartment is arranged over three levels that accommodate two bedrooms and three bathrooms. A palette of muted tones creates a refined and restful atmosphere, and high-quality materials have been used throughout, including solid sawn-oak flooring, plaster walls polished with beeswax, and solid walnut handrails.

The key social areas – for eating, living and working – feel connected but private at the same time. The dual aspect living room has a large picture window set within the double-height section, lending a wonderful sense of volume to the space. It has two points of access; entry can be gained on both the third and fourth floors via a lift, providing flexibility for the second bedroom and the adjacent bathroom to be used separately. There is a neat workspace on the landing at the top of the plan, which leads out onto the roof terrace.

The current owner has commissioned extra bespoke storage and wardrobes in almost every room. The apartment also has a storage space in the basement, where there is secure bicycle parking.

The Area

The building is excellently located close to the Regent's Canal footpath, which leads towards Angel in one direction and Victoria Park in the other. There are many good eateries nearby including Pophams Bakery, The Narrow Boat, The Duke of Cambridge and local favourite The Towpath Cafe – just minutes along the canal. Wenlock Street also is conveniently located for access to the City as well as the shops, bars and restaurants of Islington, Shoreditch, Hoxton and Clerkenwell. Significant redevelopment and investment are taking place in the area around City Basin and Old Street's "Silicon Roundabout", which attracts tech companies and creative talent from around the world.

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Old Street station is within a nine-minute walk, and Angel is only slightly further, both with access to Northern Line services. There are also excellent bus connections via Old Street.

Tenure: Share of Freehold Length of Lease: approx. 992 years remaining Service Charge: approx. £2,100 per annum Council Tax Band: F



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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”.