

THE MODERN HOUSE



London N1
Sold

Baltic Place

This wonderful two-bedroom apartment lies on the banks of Regent's Canal in Haggerston. Situated in a warehouse conversion, it has long-reaching views down the canal toward Victoria Park to the east and Kings Cross to the west. The apartment unfolds over 700 sq ft and has been sensitively converted; contemporary additions have been introduced, yet the elements from the building's industrial past remain. Excellently located, the apartment is a short walk away from the cafes, shops and restaurants around Hoxton, De Beauvoir and Angel.

The Tour

Access is through a gated communal courtyard and up to the third floor of the building, where the apartment is situated. Entry is to a central hallway with plenty of space to hang coats and store shoes. A bright south-facing living room is on the left of the plan, where a pair of doubled glazed doors open to Juliette balconies with a iron balustrade overlooking the Regent's Canal. The walls are painted in 'Holly Hock' by Little Greene.

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A newly-fitted handmade kitchen leads off the back of the room. Here, cabinetry and worktops have been beautifully crafted out of solid oak. High-level open shelves offer additional storage space. A wrought-iron railing has been cleverly fashioned along the length of the splashback to create space for hanging utensils.

The primary bedroom on the opposite side of the plan is en-suite. Here, walls are painted in 'Railings' by Farrow & Ball, a large casement window centres the room and draws light deep into the space, and there are two Anglepoise wall sconces. The second bedroom also has views of the canal and is currently configured as a calming study. The two bathrooms are minimally designed in a neutral palette; one has a bath, and the other, has a walk-in shower.

The Area

The building is excellently located on the Regent's Canal footpath, within walking distance to Broadway and Columbia Road Flower Market market. Broadway Market has a reputation for some excellent places to eat and drink and hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains. There are many good eateries nearby, including Pophams Bakery and local favourite Towpath Cafe – just a short walk along the canal.

The apartment is conveniently positioned for the pubs, restaurants, shops and cafes of both, De Beauvoir and Dalston. The Scolt Head and De Beauvoir Arms are both excellent local pubs. The De Beauvoir Deli and The De Beauvoir Wholefoods is a short walk away, offering locally sourced produce alongside seasonal fruit and vegetables, a firm favourite with locals. Baltic Place is also conveniently located for access to the City as well as the shops, bars and restaurants of Islington, Shoreditch, Hoxton and Clerkenwell.

Haggerston Station is a 3 minute walk away, where the London Overground has connections to Canary Wharf via Canada Water. Regular buses run to the City and beyond from Kingsland Road. Kings Cross St Pancras is two miles to the west and provides access to mainline, underground and Eurostar services.

Tenure: Leasehold Lease Length: approx. 88 years remaining (cost of extension is approx. £16,000) Service Charge: approx. £3600 per annum Ground Rent: approx. £150 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”.