

THE MODERN HOUSE



*Spitalfields, London E1
Sold*

Fashion Street

This beautifully refurbished one-bedroom flat is located on the second floor of a period townhouse in the heart of Spitalfields.

The building consists of a commercial space with its own entrance on the ground floor, with three one-bedroom flats above. The flats are entered via a very well-maintained communal hallway with a fine original stone staircase. This particular apartment contains an open-plan reception room and kitchen with two large sash windows overlooking Fashion Street, a modern shower room, and a bedroom at the rear.

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The bedroom is situated in an extension that was designed by the architect Michele Ragozzino and added to the property in recent years. The interior as a whole has been designed to make the most of the natural light, with a glass partition allowing a view all the way from one end of the flat to the other. Attractive dark-stained timber floorboards run through the apartment, and there are bespoke folding shutters on the windows.

Fashion Street is in the heart of historic Spitalfields, located between Brick Lane and Commercial Street, and adjacent to Fournier Street. Nicholas Hawksmoor's Christ Church is just around the corner. Settled by Huguenots in the late 17th and 18th centuries, Spitalfields became the centre of London's silk industry, and a number of terraced houses were built by the master weavers.

These days the area is renowned for its art galleries (the Whitechapel Gallery is nearby), street markets, restaurants, bars, clubs (including Shoreditch House) and shops. The restored Spitalfields Market, in particular, has a multitude of restaurants and cafés.

Liverpool Street, Aldgate East, Aldgate and Shoreditch stations are all within walking distance, and offer both Underground and Overground services. Fashion Street has the advantage of being both close to the City, London's financial district, and to the lively communities of Brick Lane and Whitechapel. Spitalfields has attracted many artists in recent years, including Gilbert & George and Tracey Emin. The architect David Adjaye has carried out imaginative conversions for both Chris Ofili and Jake Chapman on Fashion Street.

Tenure: Leasehold New 125-year lease Service charge: approx £510 per annum (including buildings insurance) Ground rent: £250 per annum



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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”.