

THE MODERN HOUSE



Clerkenwell, London EC1
Sold

St John Street

Offering excellent entertaining space in the heart of Clerkenwell, this exemplary two-bedroom, two-bathroom loft apartment is situated on the fourth floor of a sought-after converted factory. The flat has the prestige of a St John Street address but is favourably and quietly positioned to the rear of the building, overlooking Agdon Street.

The huge 39ft reception room runs across the full width of the flat, and has large factory windows and a covered balcony. One end is used as a sitting area, with built-in shelving that can be screened off with folding doors. The other end is used for dining, with a small staircase leading down to the sunken kitchen. Both bedrooms are generously proportioned, and have en-suite bathrooms and built-in wardrobes. There is also a utility room off the entrance hall. The standard of finish throughout the flat is outstanding, and includes solid Amazonian hardwood floors.

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Clerkenwell is renowned for the quality and variety of its bars and restaurants. Exmouth Market is a short walk away, and St Paul's and the City are within easy reach to the south. Nearby Farringdon station (Circle, Metropolitan and Hammersmith & City lines and National Rail) provides quick access to the West End and London's major airports.



*East London, London
Sold*

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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".