

THE MODERN HOUSE



*London N1
Sold*

Wenlock Street III

This innovative five-bedroom apartment with a roof terrace extends over 1,800 sq ft internally. It occupies the upper floors of an exemplary development on Wenlock Street, built by the Swiss architects Jaccaud Zein and RIBA award-winning developers Solidspace in 2015. The project has been widely published with reviews in the Observer, Wallpaper* and The Architects' Journal and was one of 40 shortlisted projects for the biennial Mies van der Rohe Award in 2017 and the RIBA London Award in 2016.

The Building

The striking building sits at the corner of Wenlock Street and Shepherdess Walk in Hoxton, opposite the lovely Shepherdess Walk Park. It employs Solidspace's trademark 'split section' layout, which uses half levels to create exciting interior spaces with outstanding levels of natural light. The key social areas – for eating, living and working – feel connected but semi-private at the same time. This design not only creates volume but also eradicates areas where space is often wasted.

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The Tour

The striking exterior of the building combines Belgian brick with solid brass detailing. It has been designed with sustainability in mind, with triple-glazed windows and photovoltaic panels.

The apartment is arranged over six half levels that contain five bedrooms, four bathrooms, and an open-plan reception room and kitchen. High-quality materials have been used throughout, including solid sawn-oak flooring, plaster walls polished with beeswax, and solid walnut handrails; the palette of muted tones creates a refined and restful atmosphere.

There are two means of access, providing flexibility for the bedroom and bathroom on the lowest level to be used as a separate unit. The main bedroom on the top floor opens onto a private roof terrace, which has beautiful views of an adjacent church, with the City and the Barbican beyond, as well as the dome of St Paul's Cathedral.

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 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.

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. £3,832 per annum

Council Tax Band: D



London, North 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”.