

THE MODERN HOUSE



London E2
£1,695,000 Leasehold

Shoreditch High Street II

Behind one of the familiar glazed arches of the former Wells and Company Iron Works on Shoreditch High Street lies this fantastic two-bedroom live/work warehouse apartment. This light-filled and incredibly versatile space exceeds 2,400 sq ft and is predominantly arranged in an open plan with a large mezzanine level and rare volume throughout.

The Tour

The apartment is situated on the first floor and accessed directly via a goods lift to the living area, or from stairs and a hallway at the centre of the plan. The main space is a dramatic open-plan living, dining room and kitchen reaching 42 ft in length and punctuated by the gargantuan arched window of the western façade.

Original pine floors extend throughout the open space, which offers a variety of options for arrangement. The kitchen is set beneath the mezzanine, with a bank of cabinets and worktops along the southern wall, and two islands for cooking and washing.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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A staircase in the south-western corner of the room ascends to the mezzanine level. This gallery extends to almost the full length of the space below and is 12 ft wide. It has in the past been used as a home office, games room and more intimate living space, but with a partition could be used as a further bedroom.

The bedrooms are situated at the rear of the building. Approaching 550 sq ft, the principal bedroom is enormous and could easily incorporate a bathroom or shower room and dressing room. The second bedroom is situated a few steps below and has been used as a study. Between the two rooms is a bathroom.

The Area

The apartment is situated on Shoreditch High Street and looks out across the tree-lined greenery of Shoreditch Churchyard. The immediate area contains some of London's best bars, restaurants and high-end retailers, including the Soho House group's Shoreditch House, Rochelle Canteen, and Blue Mountain School, and remains a magnet for creative businesses. The apartment is seconds from Boundary Street, a quiet cobbled lane that has been invigorated as a gastronomic destination with Dishoom and the excellent Boundary Project, a former Victorian warehouse remodelled by Terence Conran, comprising Albion café, a deli, TraTra restaurant and a rooftop bar and grill. Brick Lane, Spitalfields, Broadway and Columbia Road markets are all a short walk away.

Shoreditch High Street is the nearest station, with services on the London Overground running to Highbury & Islington and Dalston Junction in one direction and Clapham Junction in the other. The Underground can be picked up at Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan Lines) or Old Street (Northern Line).

Tenure: Leasehold Lease Length: approx. 99 years Service Charge: approx. £4,400 per annum Council Tax Band: G



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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”.