

THE MODERN HOUSE



London N1
£3,595,000 Share of Freehold

York Way

Amid the energetic renaissance of King's Cross, this rare expanse of lateral living occupies the third floor of York Central, a wonderfully reimagined 1920s art deco building formerly the headquarters of the Poppy Foundation. It was converted in the 1990s to create a series of spectacular, individually designed warehouse spaces. This particular apartment, designed by architects Brookes Stacy Randall, exceeds 3,150 sq ft and is filled with natural light from three aspects of Crittall, one of which opens onto an enormous paved terrace of around 1,800 sq ft. The apartment also comes with secure and designated underground parking.

The Tour

Access to the apartment is by lift or staircase from a wide communal entrance hall at street level. The apartment opens to a corridor with cloak storage along the outer perimeter. A turn to the right follows the curved glass wall of the principal bathroom, its semi-opacity allowing varying diffusions of light through the day and night.

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Double doors open to a massive open-plan living space that extends over 55 ft from end to end and is almost 40 ft in width. Inside, the limestone floors of the entrance hall descend a single step and become wide-board solid pine. The ceilings tower almost three metres in height against exposed brick walls and swathes of Crittall line the north and south aspects, with a further bank of high-level glazing illuminating the kitchen from the south-east.

The kitchen is delightfully utilitarian, employing stainless steel for worktops across an arrangement of three units which have been kept low to allow for interaction with the various zones, particularly the dining room in the southern corner.

With the exception of the kitchen, there is little to define how the space can or should be used. The current arrangement places a media and music area along the rear facade, and across from it, an open office space.

The southern section spills from kitchen to dining to lounge, like the progression of a good evening of entertaining. Both the dining area and the lounge offer routes onto the terrace.

An enormous principal bedroom suite is situated in the north corner, lit by a mass of glazing along one wall. Bespoke cabinetry lines one wall and glazed sliding pocket doors reveal a limestone bathroom with a central rain shower. The second bedroom currently serves as a private home office and has its access to the terrace through a wall of Crittall. A second shower room is situated within the entrance hall.

Outside Space

The terrace, onto which much of the apartment looks, is a delightful rarity. It rivals the internal living space for size and presents an incredible opportunity to create an urban garden without compromise.

The Area

York Central is situated by Battlebridge Basin, just south of the Regent's Canal and across the water from Granary Square, the University of The Arts; Central Saint Martins, and Coal Drops Yard. Kings Cross has become London's regeneration success story and is home to a magnificent array of restaurants and shops including Caravan, Vinoteca, Dishoom, Granger & Co, A.P.C, Margaret Howell, and Wolf & Badger. Opposite the apartment, within Granary Square, is an excellent twice-weekly covered farmers' market and a large Waitrose.

The Regent's Canal runs through Islington into Hackney where it connects to the River Lea. There are many excellent pubs and cafes along the towpath, including stops at the Victoria Miro Gallery and Broadway Market.

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King's Cross Station is a 3-minute walk away, providing railway connections nationwide and served by Hammersmith and City, Circle, Victoria, Northern, Piccadilly and Metropolitan Underground lines. Next door, St Pancras International station provides Eurostar connections to Paris and Brussels.

Tenure: Leasehold with Share of Freehold Lease: Approx. 972 years remaining Council Tax: Band G Service Charge: Approx. £18,000 per annum (including sinking fund, buildings insurance, freeholders' administration or management charges, repairs to shared areas and exteriors, cleaning services, roof terrace condition, lit and CCTV)

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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”.