

THE MODERN HOUSE



London N1
Sold

Shepherdess Walk V

This immaculate three-bedroom loft apartment is located on the third floor of the sought-after Shepherdess Walk Buildings in Islington. The apartment measures approximately 2,700 sq ft internally and occupies a favourable corner position in the former Victorian warehouse building. Converted into residential accommodation in the mid-1990s, the exceptional interiors were created in 2013 by the architect Manuel Irsara of SIRS, who formerly worked for Future Systems and Amanda Levet Architects.

The Architect

SIRS is an award-winning architectural studio based in London & Vienna founded in 2010 by Manuel Irsara and Sebastian Soukup. It works on a wide range and scale of projects from product and interior design to the residential, hospitality, healthcare and cultural field. The practice's work is highly bespoke and design-oriented.

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The Tour

The apartment has two entrances and two means of access, one on Shepherdess Walk and the other on Underwood Row. Entry is on the third floor, through a set of original steel doors. The showpiece of the apartment is a spectacular dual-aspect reception with exceptional levels of natural light. There are original columns, and a Juliet balcony serves a set of French doors next to the dining area. An oak-parquet floor runs throughout the apartment, and there is an open-plan kitchen with two pantries, one at each end of the main worktop.

A central corridor leads towards the bedrooms from the living spaces. There is a main bedroom with a dressing room and an en suite bathroom, and there are two further double bedrooms with en suite shower rooms, a utility room, a guest WC and a plant room.

There are plenty of excellent original features, including large warehouse doors and steel columns that chime with well-conceived contemporary additions, including a Lutron light control system and Poliform kitchen. There are wide sash windows with blinds to all bedrooms.

The home is finished to an incredibly high standard throughout, with underfloor heating and a fresh air filtration system.

The Area

Conveniently placed for access to the City, the shops, bars and restaurants of Islington, Shoreditch, Hoxton and Clerkenwell are within easy reach. There are many good eateries nearby; Pophams Bakery, The Narrow Boat and The Duke of Cambridge. There are lovely walks along the canal towards the Towpath Cafe and Broadway Market.

It is located between Islington and Clerkenwell, a short distance from both Angel and Old Street underground stations (Northern Line).

Tenure: Leasehold with Share of Freehold Lease Length: 973 years Service charge: approx. £4,500 per annum, including: buildings insurance, freeholders' administration or management charges, repairs to shared areas and the outside of the building, cleaning services, sinking fund, CCTV Ground rent: approx. £625 per annum Parking: spaces are available to rent or buy by separate negotiation Council Tax Band: G



*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”.