

THE MODERN HOUSE



*London N1
Sold*

The Print House

Brilliantly located in Hoxton, this 19th-century former print house is now a three-bedroom house of exceptional character, scale and versatility. It is arranged across five floors with over 3,700 sq ft of internal living space, including a cinema and artists' studio, and has two large south-facing terraces.

The house is accessed via a gated front courtyard and entered through an intimate cloakroom. The ground floor is predominantly open plan with the living room and kitchen separated by a wonderful wall of timber-framed stained glass. Painted-brick walls and original timber beams unite the two spaces with wooden floors in the reception becoming concrete in the kitchen. The latter is an enormous space arranged around a large island unit, with a dining area and, beneath a series of pitched roof lights, a six-oven Aga.

From the reception, a concealed door leads to the lower-ground level; a flowing warren of spatial ingenuity comprising steam room, office, utility room, guest WC, and a beautifully finished cinema with seating for seven.

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A staircase with timber-panelled walls ascends to the first floor. Here, a dramatic library with soaring ceilings, original timber beams and wooden flooring is flooded with light from floor-to-ceiling sash windows at both aspects. A gas stove and its chimney stack are the only interruption to a towering wall of custom-made bookshelves. Incorporated into the cabinetry, a tropical fish tank offers a distorted glimpse into the room beyond; an elegant guest bedroom with painted-panel walls, a free-standing bath and an excellent walk-in shower with mosaic-tiled flooring and exposed-brick walls.

Reached via an elegant open-tread staircase from the library and occupying the entire second floor, is the master bedroom, with dressing room and en-suite bathroom. An exposed-brick patina on one wall is matched with painted brick on another, all set against dark wooden floors and punctuated with a sculptural free-standing copper bath. With a south-facing window and French doors that lead onto a wonderfully large terrace, this is one of the brightest rooms in the house.

The third floor is a recent addition to the house and is similarly bathed in natural light from walls of Crittall at both aspects; from the north-facing balcony of the artists' studio, a south-facing landing and a bedroom with gas stove, currently used a room for reading. Steps lead from the studio through an electric roof light and onto an excellent roof terrace, with far-reaching views in every direction.

Hoxton Square was an early example of London's garden squares. Completed in 1720 and designed to emulate existing squares in the west of London, it was the first of its type in the area. In the 19th century the square and surrounding streets became the centre of Shoreditch's furniture and carpentry trade. Today, the immediate area has an exciting mix of restaurants and galleries, including Mark Hix's Tramshed, Shoreditch House, Ace Hotel, Hales Gallery, Parasol Unit and Victoria Miro Gallery. The boutiques of Redchurch Street and Spitalfields are all moments away.

Old Street Station (Northern Line) and Shoreditch High Street station (London Overground) are both a few-minutes' walk.

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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”.