

AUCOOT



ADDRESS

Banner Street, London EC1Y

PRICE

£740,000

DESIGNER

Patternity

INFORMATION

This four-bedroom maisonette is located just minutes from Old Street roundabout and features distinctive interiors designed by, Anna Murray of Patterinity. The apartment is spread over the second and third floors of a low-rise, modernist-style block on a semi-residential street close to the Barbican. Despite being minutes from Clerkenwell and the City, the private balcony, mature communal gardens and community allotment create an idyllic urban hideaway.

The calming monochrome palette created by its current owner plays out through half-painted and feature walls across the double-aspect entrance level. On this floor, Anna's passion for patterns is realised in pleasingly subtle ways; through the cork flooring's fragmented motif, and the barely-there mottles of the dining area's exposed plaster wall. From here, space is used to its maximum effect with vertical radiators and a minimalist home-working area built in under the staircase. Floor-to-ceiling windows provide optimum light and open out onto a south-facing balcony.

Bevelled metro tiles and hardwood work-surfaces add pattern, texture and warmth to the U-shaped kitchen. The countertop extends to form a quick-bite breakfast bar, overlooking the living area, whilst the sink is set under the north-facing double window, ensuring plenty of natural light bathes the preparation and cooking areas.

The stairs are covered in neutral sisal, which extends onto the landing, where a large built-in cupboard provides convenient storage. The four double bedrooms are located on the south and north sides of the building and all feature full-width windows. Anna's monochrome palette works beautifully here too, with each room making use of it in its own way to optimise light and space.

Immediately outside this ex-local authority flat is the building's communal garden, where mature plants, shrubs and trees envelope the walkways for a real urban hideaway with a strong sense of community. Meanwhile, the independent boutiques, restaurants, cafes, bars and galleries of Shoreditch, and the cultural hub of the Barbican Centre, are all less than a 10-minute walk away. The Victoria Miro gallery is also within walking distance, with Islington just a lazy stroll along the canal beyond - or Tate Modern and the river in the opposite direction - a lovely way to spend a Saturday morning. The apartment is excellently connected - Old Street Underground station is only 0.2 miles away and there are a plethora of buses into central London, Islington, and across east London.

LEASE LENGTH

Approx 93 years

SERVICE CHARGE

Approx £1133pa

EPC

=tbc



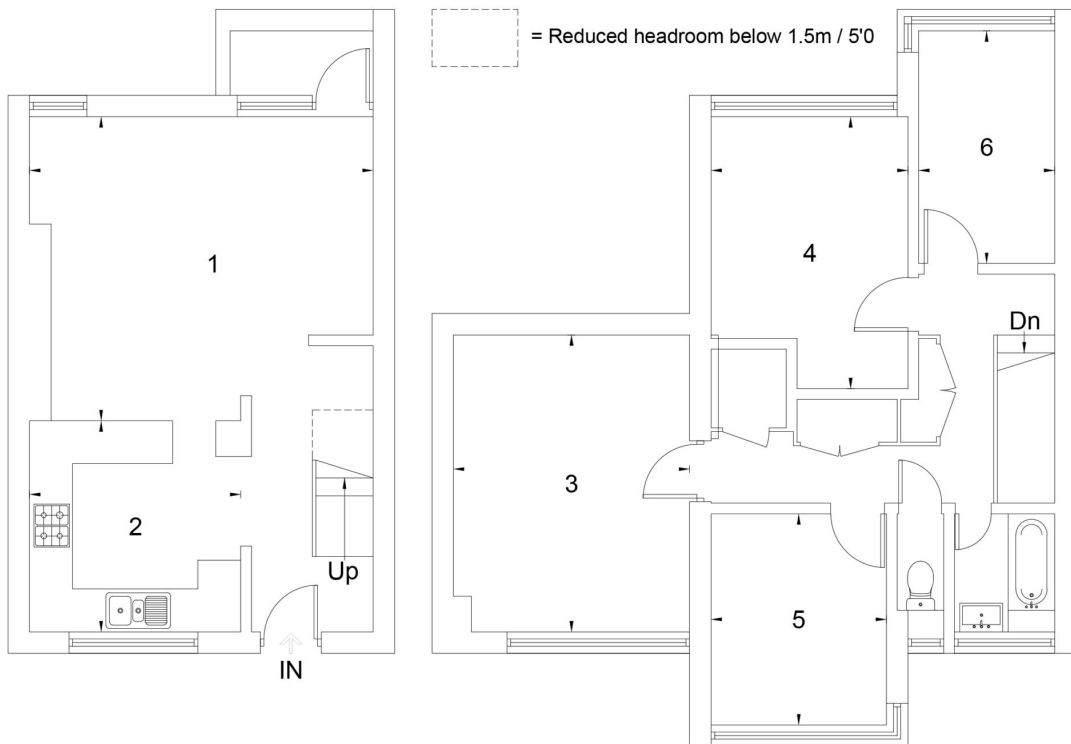
AUCOOT

Second Floor

1. Reception / Dining Room (15'8 x 13'11)
2. Kitchen (9'9 x 9'8)

Third Floor

3. Bedroom (13'7 x 10'9)
4. Bedroom (10'10 x 9'0)
5. Bedroom (9'8 x 8'4)
6. Bedroom (10'11 x 6'4)



Second Floor

Third Floor

Banner Street, London EC1Y
Approximate Gross Internal Area = 89.5 sq m / 963 sq ft
Illustration for identification purposes only. Not to scale. Ref: 267397

