

Condo London 2026

A map for

a collaboraifve exhibifion by 50 galleries across 23 London spaces

of London by Isaac Hanāṣawamī of @caffs_not_cafes and Wooden City

A to Z

Plus an upside-down

Preview weekend on Sat 17 & Sun 18 January 2026, 12–6pm both days. Exhibition continues until 14 February 2026. See listings for hours of operation

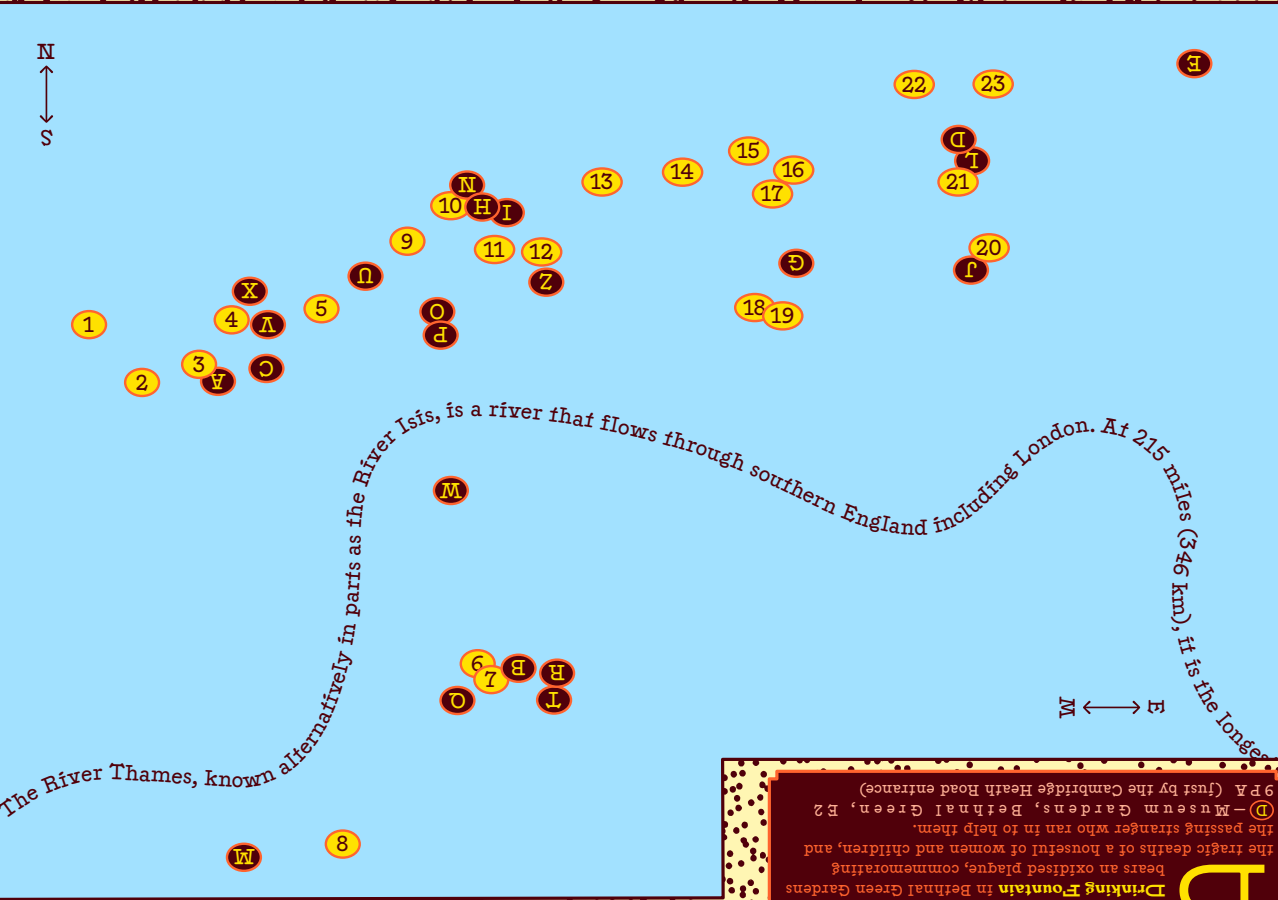
22 editions in London, Mexico City, São Paulo, New York, Shanghai & Athens since 2016: www.condocomplex.org

I is for **I**talian sandwich bar. The incredible thing about **Scott's Snack Bar** is that the food is even better than its mid-century modern decor. Get the chicken escapee on toasted ciabatta, and make sure you have a chat with Al and Max, the Britannian brothers who live upstairs. **I** always pay whole lives. **I**—38 Clerkenwell Green, EC1R 0DU

H is for **H**orse trough. In 1867 the Metropolitan Drinking Fountain and Cattle Trough Association. But that name still wasn't quite accurate, because it catered to dogs and horses as well as humans and cows. The organisation installed these long **Stone Troughs** all over London, some which have since been repurposed as flower beds. I always pay my respects when I pass this one on Bay Street. **H**—Hay Street Bridge, EC1R 3BL

G is for **G**eorgian street. **F**ountainier Street, E1 6QH heads with long beards and turbans. The metal ones on a house with red brickwork, about half-way along the street. They've been fashioned into small window shutter stoppers. My favourite shutter stoppers are for its elaborate brickwork, boot scrapers and doorsteps, but just for its 300-year-old in London, not just for its favourite street. **G**—Fountainier St, E1 6QH

F is for **F**ishing tackle shop. Central London used to have loads of specialist shops, but most of them have faded away in recent decades. I find that outer London areas contain more independent businesses, and I like **F**rames **F**ishing **T**ackle in Hendon because of its beautiful sign. **F**—202 W Hendon Broadway, NW9 7EE



The River Thames, known alternatively in Paris as the River Isis, is a river that flows through southern England including London. At 215 miles (346 km), it is the longest

D is for **D**rinkin' Fountain in Bethnal Green Gardens. The tragic deaths of a household of women and children, and the passing stranger who ran in to help them. **D**—Museum Gardens, Bethnal Green, E2 9PA (just by the Cambridge Health Road entrance)

E is for **E**l and pie shop. Roman Road in Bow is bordered by parks, A-roads and waterways, which makes it feel set away. I think this is why some elements of the **G**. **K**elly, a heritage pie and mash shop, have persisted here. **E**—526 Roman Rd, E3 5BS



C is for **C**antonese restaurant. At the time of writing, I've been to **Wong Kai** in Chinatown 84 times on my own. I know this because I take a photo of my food every time I eat there alone. This is the cheapest, good place to eat in central London. Get the best cricket noodle soup or the stir-fried green peppers, bean curd and aubergine (with minced prawns) on boiled rice. Bring cash. The tea and chilli oil are free. **C**—41-43 Wardour St, W1D 6PX

A is for **A**ncient stone tablet. Three and a half centuries ago, someone scratched onto a stone tablet, like a child writing their name into wet sand. Today this crude 11th-century street sign is embedded into a modern building on the corner of Soho's Golden Square. This building says "Fisher of London" on it and has an unremarkable café called Yolk at its base. To find the **Ancient Stone Tablet**, stand at 19 Golden Square's wooden doorway, which is technically at 19 Lower John Street. Then tilt your head up. **A**—19 Lower John St, W1F 9JL

B is for **B**ookshop. The first time I went to Shalimar Books in Elephant and Castle, I overheard customers who didn't know each other comparing purchases at the counter, something I've seen nowhere else. As far as I know, this is London's only South Asian book specialist. It sells books about topics like yoga, Parsi food and the Balfour only South Asian book specialist. Here are 26 of my favourite spots, some of which are near this agent at all. — Isaac Hanāṣawamī

East-Central
9 Brunette Coleman 42 Theobalds Road © WC1X 8NW © Wed-Sat 12–6pm hosting **ZERO...** Milan
10 Hollybush Gardens 1-2 Warner Yard © EC1R 5EY © Wed-Sat 11am–6pm hosting **Galerie Tschudi** Zuoz/Zurich
11 Amanda Wilkinson 1st Floor, 47 Farringdon Road © EC1M 3JB © Wed-Fri 12–6pm, Sat 12–5pm hosting **Air de Paris** Paris & **Take Ninagawa** Tokyo
12 Ginny on Frederick 99 Charterhouse Street © EC1M 6HR © Wed-Sat 12–6pm hosting **City Galerie Wien** Vienna
13 Modern Art 4-8 Helmet Row © EC1V 3QJ © Tue-Sat 11am–6pm hosting **Crèvecœur** Paris
14 Nicoletti 91 Paul Street © EC2A 4NY © Tue-Sat 11am–6pm hosting **Magician Space** Beijing

K is for **K**erala restaurant. If you want to eat South Asian food in London, the best thing to do is go to a neighbourhood like Barking, Bellingham, Forest Gate, Harrow, Holloway, Ilford, Slough, Southall, Totting, Wembley, West Ham and Whitechapel, assuming you don't live in one of those areas already. Of those neighbourhoods, my current favourite there. **K**—105 Katherine Rd, E6 1ES



M is for **M**arket. There is nowhere more atmospheric in London than **Nine Elms Market** on a Sunday morning. The diversity of anything from power tools to all fresco massages, Moroccan grilled fish to Ukrainian BBQ. I first started going here regularly after reading an essay about it by the writer Jonathan Mann. "Walk around and you see what a city can look like when it really gives people what they want." **M**—Nine Elms Lane, SW8 5AL

L is for **L**ibrary. Simply a beautiful public building, **Bethnal Green Library** is furnished with beamed ceilings, Ionic pilasters and an absurd amount of polished wood. **L**—Cambridge Health Rd, E2 0HL



Central
1 Arcadia Missa 35 Duke Street © W1U 1LH © Tue-Sat 12–6pm hosting **Kayokoyuki** Tokyo
2 Sylvia Kouvali 12a Bourdon Street © W1K 3PG © Tue-Sat 11am–6pm hosting **MATTA** Milan
3 Sadie Coles HQ 62 Kingly Street © W1B 5QN © Tue-Sat 11am–6pm hosting **sans titre** Paris
4 TINA 1st Floor, 191 Wardour Street © W1F 8ZE © Wed-Sat 12–6pm hosting **Jan Mot** Brussels
5 Phillida Reid 10-16 Grape Street © WC2H 8DY © Tue-Sat 11am–6pm hosting **CORPUS** Cambridge & **kurimanzutto** Mexico City/New York

South
6 Corvi-Mora & **greengrassi** 1a Kempsford Road © SE11 4NU © Tue-Sat 11am–6pm hosting **Edouard Montassut** Paris & **Fanta-MLN** Milan & **Trautwein Herleth** Berlin
8 The Sunday Painter 117-119 S Lambeth Road © SW8 1XA © Wed-Sat 12–6pm hosting **Jhaveri Contemporary** Mumbai & **Kendall Koppe** Glasgow

R is for **R**adical social centre. I love London, but sometimes it wears me down. For a dose of optimism and a vision of a more equitable city, I go to **56a Tinslop**, a volunteer-run, 100% unfunded, DIY social centre. **R**—56a Crampton St, SE17 3JH

Q is for **Q**ueen sink pipe. Below London flows an underground river of filth, designed to flush waste off the streets and stop the Thames smelling so bad. When this pioneering sewer system was introduced, the Victorians dropped off their feet to civil engineering with ventilation shafts, otherwise known as **Sink Pipes**. Apparently they avert explosions caused by gas build-up. This one in Kennington has a crown. **Q**—181a Kennington Ln, SE11 4EZ

P is for **P**ub. Historical pubs tend to exaggerate their age, especially those that say they're the oldest in London. As well as lots of lawyers, **The Seven Stars** in 55 Carey St, WC2A 2JB is for **P**ub.



is for **QR** code. Scan the code on the left to access a **Google Map** featuring all galleries participating in Condo London 2026.



S is for **Seafood stall**. In Charles Dickens's day, "street food" meant eating cold whelks, cockles and jellied eels in the open air. **Sticks** Shellfish Stall in Mitcham is one of several outposts keeping this native food tradition alive, in a completely unromantic way. CR4 4HT

S is for **The Goat Inn** Car Park, a completely unromantic way. CR4 4HT

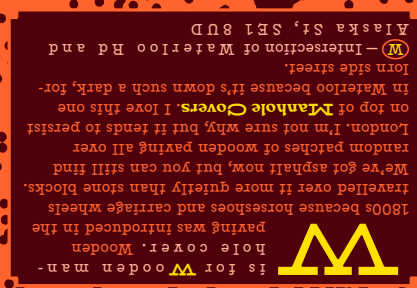


U is for **Underpass**. London is still is, but only in Croydon. To catch a glimpse of this old transport system's remnants, peer through the locked gates of the cobbled **Kingsway Tram Tunnel**. WC1B 4AP



V is for **Victorian penny chute**. In a corner of Soho Square you'll find a long, sloping metal tube connected to a fence, where generous citizens can deposit their coins. This is a **Victorian Penny Chute** and there used to be a charity at the bottom of it. I'm not sure who the money goes to now, but I still throw pennies down it. W1D 4BJ

W is for **Wooden man-hole cover**. Wooden paving was introduced in the 1800s because horseshoes and carriage wheels travelled over it more quietly than stone blocks. We've got asphalt now, but you can still find random patches of wooden paving all over London. I'm not sure why, but it tends to persist on top of **Manhole Covers**. I love this one in Waterloo because it's down such a dark, forlorn side street. W1A 1GJ



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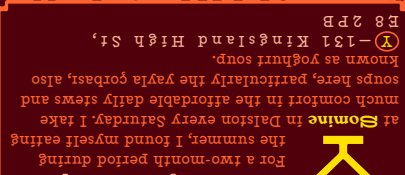


X is for **Xpresso shop**. I'm actually more of a tea guy, but whenever I fancy an xpresso, I go to **Cometando Koffee** just off Oxford Street. W1T 1FB

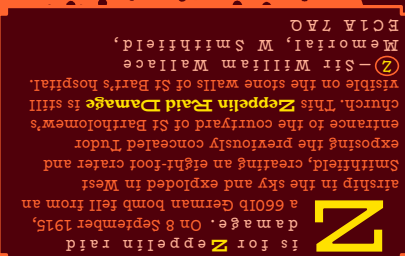
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Y is for **Yoghurt soup**. For a two-month period during the summer, I found myself eating at **Somine** in Dalston every Saturday. I take much comfort in the affordable daily stews and soups here, particularly the yavla gorbasi, also known as yoghurt soup. E8 2PB



Z is for **Zeppelin raid** damage. On 8 September 1915, a 660lb German bomb fell from an airship in the sky and exploded in West Smithfield, creating an eight-foot crater and exposing the previously concealed Tudor church. This **Zeppelin Raid Damage** is still visible on the stone walls of St Bart's hospital. EC1A 7AG



T is for **Tenement buildings**. Waltham's historical tenement blocks are clustered in a quadrilateral shape, which envelops you in their striking oldness and makes you feel you have travelled into the past. Stick your head into one of the **Pullens Buildings** entranceways, to see all the ceramic tiles and wooden bannisters that lie within. SE17 3SH

