

THE MODERN HOUSE



Binfield Road, London SW4
Sold

Edrich House II

Please note that we are unaware of any lenders providing mortgages on this estate at the present time.

Positioned on the ninth floor of an impressive modernist block, this two-bedroom split-level apartment has striking panoramic views of the London skyline. Designed by celebrated architect George Finch, Edrich House was completed in 1968.

The apartment is designed to be open and light. From the entrance hall, the kitchen and dining room are to the right, with access to a south-facing ninth-floor balcony. Through a large doorway is the sitting room with its south-facing windows.

Up an open-tread wooden staircase there are two bedrooms, a bathroom and a separate WC. There are generous amounts of built-in storage in both bedrooms and on the landing.

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The flat retains its original layout; a modern kitchen has been fitted, with slate worktop, and a new bathroom decorated with slabs of locally sourced limestone. The concrete walls have been left un-rendered to expose their texture.

The block has a concierge that operates on weekdays between 8am-5pm, a service which is included in the monthly service charge.

At the foot of the building are communal spaces, with landscaped areas and a children's playground. At several sites – including Edrich House and Holland Rise House on South Island Place, and Ebenezer House, Fairford House and Hurley House on the Cotton Gardens estate – Finch contrived a dentilated profile. Residents, he explained, could better pick out their own flat from the ground.

In response to a call by the government to develop more economical and modern, industrialised building techniques, Lambeth architects were sent to Germany to research the use of Large Panel System building (LPS). As a leading member of the team, Finch used the system to create distinctive high-quality housing to build a series of blocks across the borough, including Edrich House.

Stockwell is a diverse and thriving area with plenty of independent restaurants and bars. It offers easy walking access to both Clapham and Brixton with their vibrant facilities including restaurants, bars, venues, independent cinemas, markets and shops.

There is a popular weekly farmers' market at St. Mark's Church in Oval. The nearby parks at Kennington and Battersea have public tennis courts and gym facilities. International Test Cricket matches are played throughout the season at the Kia Oval, approximately 1 mile away.

The flat is very well located for central London, just a 5-minute walk from Stockwell Tube for access to both the Victoria and Northern lines. New developments and Embassy Gardens at Nine Elms are nearby, with work already underway to extend the Northern Line to Nine Elms Lane. A number of buses run frequently into central London.

Tenure: Leasehold Lease length: approx. 105 years Service charge: approx. £2,700 per annum (includes communal upkeep and cleaning, lift maintenance, concierge service, hot water, heating and heating maintenance) Ground rent: approx. £10 per annum

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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”.