

THE MODERN HOUSE



Rosebery Avenue, Spa Green Estate, London EC1
Sold

Wells House II

“We will deliberately create exhilaration” Berthold Lubetkin

A two-bedroom ex-Local Authority flat with west-facing balcony on the sought-after Spa Green Estate in Clerkenwell. Built in 1949 to a design by the renowned Modernist architect Berthold Lubetkin, the estate has been given a prestigious Grade II* listing by English Heritage in recognition of its architectural significance.

The flat is located on the fourth floor of Wells House (there is lift access). It has two double bedrooms, a bathroom and separate WC, a reception room with access to the balcony, and a kitchen which largely retains the original units and service hatch. The flat has timber floors, including original parquet in the hallway and the bedrooms, with quarry tiles in the kitchen and bathroom and a lot of the original Bakelite door handles. The heating and hot water are run off a communal system and included in the service charge.

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Conceived as public housing, the Spa Green Estate has a mixture of council tenants and private owners. It was the subject of an exemplary refurbishment in 2008 that restored the original colour scheme, which recalls Lubetkin's contacts with Russian Constructivism.

The Spa Green Estate occupies a site between Rosebery Avenue and St John Street. It is within a short walk of Angel Underground station (Northern Line), as well as the shops, restaurants and pubs of Islington and Clerkenwell. There are local buses to the West End, the City and Waterloo. Exmouth Market and Amwell Street have many good bars, restaurants and independent shops. There are several small parks in the area, including Middleton Square, Spa Fields and St James' Church Garden.

Tenure: Leasehold

Lease: 125 years from 1983

Ground Rent: £10pa

Freeholder: Islington Council

Service charge: Approx £1839 pa (includes heating and hot water, general estate repairs including lighting, entryphone, management fee, lift maintenance)

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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”.