

THE MODERN HOUSE



*Barbican, London EC2
Sold*

Ben Jonson House

This very special one-bedroom 'M2A' duplex on the third and fourth floors of Ben Jonson House has been refurbished with great sensitivity and care by its current owner. The apartment occupies a favourable position within Ben Jonson House, with views across the podium level towards the Barbican Centre overlooking newly landscaped gardens, away from traffic noise.

The bedroom is situated off the entrance hall, fitted with a long run of built-in wardrobes. Adjacent is a newly renovated bathroom, containing a bath with shower overhead and a stainless-steel basin. A beautiful original staircase leads to the upper floor, emerging laterally to the living space, which has a kitchen-diner at one end and a reception room at the other.

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One of the key characteristics of the 'M2A' flat type is the open-plan nature of the living space, with natural light flooding in from both sides and a covered balcony at one end. Many of the original details have been preserved, whilst the rest of the interiors have been updated with careful consideration. The current owners have recently installed an immaculate lino floor throughout, in-keeping with the sense of the space.

The Barbican Estate is the finest achievement of the architects Chamberlin, Powell & Bon. It was Grade II-listed in 2001 in recognition of its extraordinary contribution to London's urban landscape. All residents have access to communal gardens throughout the development. Ben Jonson House is a seven-storey terrace block on the north podium of the estate.

The Underground stations of Barbican (Hammersmith & City, Circle and Metropolitan Lines) and Moorgate (Northern, Hammersmith & City, Circle and Metropolitan Lines) are both within easy reach. Moorgate also offers National Rail services. The flat is well positioned for access to the Barbican Arts Centre, Smithfield Market, and the bars and restaurants of Clerkenwell. There is a Waitrose supermarket on Whitecross Street, and One New Change is just a short walk away, with cafés, restaurants and flagship fashion stores.

Tenure: Leasehold Lease Length: approx. 89 years (125 years from 1981) Service Charge: approx. £3,200 per annum (payable £800 per quarter) Ground Rent: approx. £10 per annum



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Sold

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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”.