

THE MODERN HOUSE



Barbican, London EC2
Sold

Willoughby House

This rare Type 115 Barbican apartment is arranged over the fifth, sixth and seventh floors of Willoughby House. It has a barrel-vaulted studio at the top with a terrace offering extraordinary views of the Gherkin and the City.

The apartment measures approximately 1,023 sq ft internally. It is entered on the fifth floor. There is a hallway with a coat cupboard, and steps up to a west-facing reception room with sliding glazed doors to a balcony / fire escape and fine views over the gardens and the lake. The kitchen was originally open to the reception room but has since been partitioned off. On the next half landing is the bathroom with a separate WC, and the master bedroom is the next level up from that. A stunning curved staircase leads to the studio on the top floor, which could be used as a second bedroom or as a supplementary reception space. The terrace is deeper than the standard Barbican balconies, with enough space for seating.

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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. Willoughby House is a low-rise block on the eastern boundary of the estate, built in 1971. All residents have access to communal gardens throughout the development.

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 at the Barbican and One New Change is just a short walk away, complete with cafés and restaurants from renowned chefs and flagship menswear and womenswear fashion brands.

Tenure: Leasehold Lease: 93 years remaining (approx)

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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”.