

THE MODERN HOUSE



Golden Lane Estate, London EC1
Sold

Basterfield House

Discussions are ongoing regarding the upgrading and restoration of the Golden Lane Estate, including the replacement of all windows. Dates for this are yet to be finalised; official estimates from the City of London (May, 2021) can be provided on request.

Basterfield House lies at the heart of the Grade II-listed Golden Lane Estate, the pioneering project that saw the creation of renowned architectural practice Chamberlin, Powell & Bon. This second and third-floor two-bedroom maisonette has been wonderfully preserved and remains true to the architects' original desires, with sleek finishes that combine mid-century details with smart contemporary finishes. The apartment has a wonderful balcony that overlooks the green expanses nestled within the estate.

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The Architect

In 1951, the City of London ran a competition for architects to submit plans for a scheme to replace buildings destroyed by a night of bombing in December 1940. The proposal was to be called the Golden Lane Estate. Peter Chamberlin, Geoffrey Powell and Christoph Bon all submitted plans and agreed that if one of their practices won, they would form a partnership and work together on the project. Powell won the competition, and thus Chamberlin, Powell & Bon was formed in 1952. After their success with the Golden Lane Estate, the firm was asked to design the Barbican Estate, which arguably became London's most iconic brutalist complex. For more information on the building, please see the History section below.

The Tour

Basterfield House is immediately recognisable within the estate, with pillar box red panels and white balconies that house the forward-thinking, counter-weighted windows for which these apartments are known. Colour played an important part in Chamberlin, Powell & Bon's early designs and is married here with rich wood, concrete and terracotta tiles, which they continued to use in later projects.

This apartment has wonderful views across the manicured communal gardens within the Grade II-listed estate. Internally, it has been restored with exacting care by the current owners. The kitchen lies to the right of the front door and lobby; it has been renovated to a design by architect Martin Edwards, making use of original materials including sapele wood, stainless steel and the paint colours used across the estate.

An original timber and glass divider painted with British Standard Colours delineates the adjoining living space, a touch typical of Chamberlin, Powell & Bon's considered aesthetic. An open-tread concrete staircase lies at the heart of the living room, which is bathed in light from double-height windows. Restored and reclaimed lateral parquet flooring runs underfoot.

Upstairs there are two bedrooms at the front of the plan, with original floorboards underfoot. There is a fire escape from one bedroom that has excellent views towards the sports centre. The understated bathroom has original exposed floorboards underfoot and has been renovated to the same exacting standard as the rest of the house.

Outdoor Space

The living area opens onto a concrete balcony, which faces the picturesque communal gardens of the estate beyond. There are fantastic facilities for residents, with beautiful communal spaces, ponds, gardens and allotments. Included in the lease are discounted rates at the swimming pool and sports facilities, as well as for those at the Barbican.

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The Building

The Golden Lane Estate is currently undergoing an estate-wide restoration. Instantly recognisable for its buttercup yellow colouring, Great Arthur House has recently been refaced; there is also an improved community hall and a redesigned children's playground by Muf Architecture. The estate is known for its strong community of residents, who – much as the architects had hoped – continue to use the shared grounds, such as the courtyard in front of the flat.

Underground parking and storage sheds in the basement of the building are available by separate arrangement.

The Area

Basterfield House is near an excellent selection of restaurants, pubs and bars, including the nearby Smithfield Market, St. John, Luca and The Quality Chop House. Farringdon and Old Street are within walking distance, both known for their excellent restaurants. There is a food market every weekday at nearby Whitecross Street. The Barbican Centre facilities are also within easy walking distance.

Transport links are excellent, with Underground stations at nearby Barbican (Circle, Hammersmith & City and Metropolitan Lines), Old Street (Northern Line), Farringdon (Circle, Hammersmith & City and Metropolitan Lines) and Moorgate (Northern, Hammersmith & City, Circle and Metropolitan Lines). On the imminent opening of the Elizabeth Line, Farringdon will become one of the main Crossrail stations.

Tenure: Leasehold Lease Length: approx. 86 years remaining Service Charge: approx £1,484 per annum 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”.