

THE MODERN HOUSE



Golden Lane Estate, London EC1
Sold

Bayer House II

Bayer 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 third and fourth-floor two-bedroom maisonette has been wonderfully preserved and remains true to the architects' original desires whilst introducing sympathetic modern finishes. The apartment has a wonderful balcony looking out towards the Barbican and the City beyond.

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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

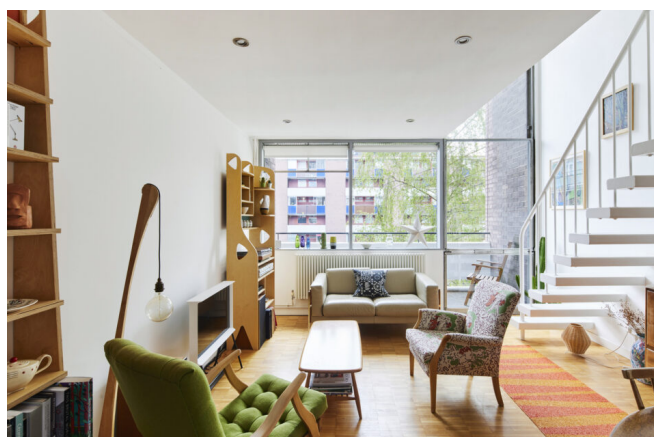
Discussions are ongoing regarding the upgrading and restoration of the Golden Lane Estate, including the replacement of all windows. Dates for this are yet to be finalised; official estimates from the City of London (March 2023) can be provided upon request.

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

Internally, the apartment has been wonderfully preserved by the current owners, with a few simple and sympathetic alterations. The kitchen lies to the right of the front door. White cabinetry sits alongside a glass splashback to create a sleek minimalist finish with integrated appliances. A deep island bounds the kitchen and the main living space, removing the original glass partition and heightening the connectivity of these two spaces.

The original lateral parquet flooring has been remarkably well preserved. An open-tread staircase is almost sculptural presence rising at the side of the living room, which is bathed in light from double-height windows that open to the balcony.

Upstairs there are two bedrooms and a bathroom. The main bedroom looks out towards the Barbican and retains the original built-in wardrobes and fixtures and fittings. The second bedroom, painted in rich Banacha Green, is an ensconcing space that overlooks the communal green spaces at the heart of the Golden Lane Estate. The bathroom has been modernised with large form porcelain tiles and a shower – it sits off the landing alongside a utility cupboard.



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Outdoor Space

The living area opens onto a balcony, which faces the Barbican shaded by the nearby Silver Birch. 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.

The Area

Bayer 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 Council Tax Band: E

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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”.