

THE MODERN HOUSE



Barbican, London EC2
Sold

Brandon Mews II

Quite unique to the market, this fantastic two-bedroom, Grade II-listed house forms part of the iconic Brandon Mews terrace in the heart of the Barbican, with living spaces extending across three storeys. The subject of an extensive and sensitive renovation in recent years by the architect Bert Rozeman, the interior has original mid-century features that blend harmoniously with its more contemporary detailing. Perhaps the most distinctive feature is a wonderful U-shaped window that frames a verdant view of Speed Garden, inviting an excellent quality of natural light into the primary living space.

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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, now London's most iconic brutalist complex. For more information, see the History section below.

The Building

Brandon Mews, completed in 1969, is positioned between Speed House and Andrewes House. It forms the east side of Speed Gardens and continues behind the ornamental waterfall at the southern end of the lake. The duplex apartments are immediately recognisable thanks to their spectacular floor-to-ceiling U-shaped windows, echoed by the curvature of a distinctive perspex structure that covers the regular pitched roofs.

The Tour

Entry is at the podium level, leading into the bright entrance hall and arterial corridor. The first of the beautifully proportioned bedrooms is set to the immediate right and is currently configured as an inviting sitting room. Adjacent is a separate WC with a double-height curved ceiling that extends to a skylight. This feature is repeated in the contemporary bathroom that, following a monochromatic theme, is finished with black tiles against white walls. Conveniently positioned opposite the bathroom is a sleek wardrobe with ample storage. The main bedroom has a matching wardrobe and a wall-sized window that, with its westerly aspect, affords further leafy views over Speed Gardens.

Every aspect of the interior has been exceptionally well-considered, with distinct sensitivity to the architectural integrity of the building. The original open-tread timber staircase is a superb original feature at the centre of the plan, above which a further large skylight optimises the double height and invites dramatic shards of light to penetrate this part of the space.

The split-level living space extends across the ground floor. Arranged in an open-plan layout, with an easy flow between the kitchen, dining and living room, the space lends well to entertaining. The central dining area leads down to the lower seated area, where the U-shaped window forms a natural centrepiece. This is the perfect place to relax and enjoy the views. The kitchen is tucked neatly at the back of the plan, where polychromatic tiling and wooden worktops echo the original design motifs of Chamberlain, Powell and Bonn.



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The lower-level room has been fully renovated. Currently used as a creative studio and exercise area, it could easily convert into a bedroom. Here the concrete walls retain the character and material sensibility for which the Barbican is renowned.

The integral garage, although not formally part of the footprint, serves as an extensive storage area for the exclusive use of the house's residents. It can be purchased by separate negotiation and, with the relevant permissions, converted to a living space.

Outdoor Space

Barbican residents have exclusive access to extensive communal gardens with playgrounds as well as numerous other facilities within the estate.

The Area

The Barbican has a wealth of public facilities available to residents within the Arts Centre, with its theatre, art gallery, music venue, cinema, and several bars and cafes.

The apartment is near an excellent selection of pubs and restaurants, including the nearby Smithfield Market, St. John, Luca, The Quality Chop House, in addition, the Exmouth Market. Whitecross Street also has a food market every weekday. St Paul's, the River Thames, the South Bank and Tate Modern are all close by.

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. 84 years Service Charge: approx. £3,736.00 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”.