

THE MODERN HOUSE



Barbican, London EC2
Sold

Defoe House

This exemplary Type 20 one-bedroom apartment on the third floor has excellent views of the communal gardens from its central position in Defoe House in the Barbican. Wonderfully preserved, the apartment retains many rare original features, including the iconic Brooke Marine kitchen and sink. Flowing living spaces lead onto two wide balconies, spanning the width of the apartment, with one facing west for the evening sun.

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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

Defoe House, completed in 1973, has 178 flats in total. Living rooms have a view of the garden, and bedrooms look out from the rear of the building, over the garden square between John Trundle Court and Bryer Court.

The Tour

This double-aspect apartment is spread over a single floor, with a living area at one end and a bedroom and bathroom at the other. The L-shaped reception room, with views over the communal gardens, incorporates a dining area, reception and a versatile study which could be arranged as a second bedroom. This adaptable space can be separated from the main living area by full-height partition doors. The balcony can be accessed from the living room and study, where floor-to-ceiling glazing bathes the room in natural light.

The current owner has worked with designer Eric Pearson to convert the apartment into a sensitive modern environment, preserving many recognisable Barbican features, notably the original sliding doors and the Brooke Marine kitchen and sink. Beautifully designed bespoke joinery provides additional discreet storage areas, and a low-level plinth in the reception complements the space.

The bedroom sits at the back of the plan, a generous double with plenty of built-in storage. A second balcony is accessible from here. The adjacent bathroom is lined with fresh white tiles.

The lease has recently been extended to 175 years.

Outdoor Space

The apartment has two balconies, one leading off the living space and study and the second leading off the main bedroom. The south-west facing balcony off the living space is a wonderful suntrap from which to admire the communal gardens and striking forms of the estate itself.

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

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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). The Elizabeth Line has now opened making nearby Farringdon one of the main Crossrail stations.

Tenure: Leasehold Lease Length: approx. 175 years remaining 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”.