

THE MODERN HOUSE



Barbican, London EC2
Sold

Gilbert House

This one-bedroom apartment is positioned on the fourth floor of Gilbert House in the Barbican. Originally completed in 1969, Gilbert House is raised on concrete pilotis over the Barbican Lake below. This particular apartment is a 'Type 71' configuration; the L-shaped plan faces south and has a running balcony, linking the bedroom and living room, looking out over St Giles Church. The apartment is in need of some modernisation.

The Barbican was developed from designs by architects Chamberlin, Powell and Bon as part of a utopian vision to transform an area of London left devastated by bombing during the Second World War. Latterly described by Queen Elizabeth as "one of the modern wonders of the world," the estate is now widely considered a masterpiece of Brutalist architecture and a shining beacon of potential for inner-city high-density residential schemes.

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The apartment is accessed via Gilbert Bridge, a dramatic elevated walkway over the Barbican Lake, which also provides direct access to the Barbican Arts Centre. Each floor in Gilbert House is served by a lift, which can be accessed at podium, lake-side and Arts Centre levels.

The 'Type 71' apartment only appears in Gilbert House and is positioned to one side of a central internal corridor. The living room and bedroom are next to each other at the front of the plan, with large sections of glazing overlooking the Barbican Lake and St Giles Church to the south. Behind the bedroom is a bathroom and WC, with original Barbican sink. An open kitchen is positioned towards the rear of the adjoining living room, creating a L-shape in this area of the plan and maximising the flow of natural light throughout.

The apartment is well-positioned for access to the Barbican Arts Centre, Smithfield Market, and the bars and restaurants of Clerkenwell. There is a Waitrose supermarket on Whitecross Street, and One New Change is just a short walk away, with cafés, restaurants and flagship fashion stores.

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.

Tenure: Leasehold Lease Length: approx. 87 years
remaining Service Charge: approx. £3,000 per annum
Ground Rent: approx. £10 per annum Council Tax Band:
Band E



East London, London
Sold

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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”.