

THE MODERN HOUSE



Claredale Street, London E2
Sold

Keeling House VI

Located in Keeling House, one of London's finest modernist residential buildings, is this excellent two-bedroom apartment with fantastic views from its elevated position on the third and fourth floors. Keeling House was built between 1954 and 1957 to a design by Denys Lasdun, one of Britain's greatest modern architects. It was given a Grade II* listing in 1993 in recognition of its architectural significance. The building was renovated to a very high standard by Munkenbeck + Marshall in 2001.

The Architect

Denys Lasdun (1914-2001) is best known for his brutalist icons, including London's National Theatre and the Royal College of Physicians. Having studied at the Architectural Association in London, Lasdun went on to work with Wells Coates and Berthold Lubetkin before becoming a partner with Jane Drew, Maxwell Fry and Lindsay Drake at Fry, Drew, Drake and Lasdun in the 1950s. At this time, Lasdun developed his distinctive 'cluster blocks' – flats grouped around a central tower – designing several developments in east London, including Keeling House.

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The Building

An exemplar of British brutalism, Keeling House was designed by Denys Lasdun, who aimed to preserve a sense of community in his pursuit of urban renewal, similar to that of a Victorian-era street. In an attempt to stand these streets on their ends, Keeling House comprises four blocks that intersect one another, positioned around a central service tower to encourage a sense of community between residents. The building was Grade II* listed in 1993 for its architectural significance. In 2001, Munkenbeck + Marshall was commissioned to renovate the building, as well as design new landscaping and an entrance lobby, earning the practice a RIBA award and Civic Trust commendation. For more information, please see the History section.

The Tour

Keeling House is approached via a set of secure gates and across a forecourt to the glazed atrium that is manned by a porter. The building's communal areas are maintained with great care and, as a result, are impressively fresh and welcoming. Residents also have use of a secure bike store that is conveniently positioned just outside the building's lobby.

There is lift access to a galleried walkway from which the apartment is entered. Floors throughout have recently been resanded and stained with a warm finish that brings a soft, pared-back atmosphere to the space.

The apartment's interiors are well-proportioned and wonderfully light. The living area is open-plan and spans the full width of the apartment, with a kitchen at one end and a living room at the other. The kitchen has a ceramic tiled splashback and new appliances, including an induction hob and oven. A run of windows along one wall lets in fantastic levels of natural light, with views towards the City. Secondary glazing units have been installed throughout.

Upstairs, two bedrooms share the floor, with a family bathroom and built-in wardrobes on the landing. Floorboards in both rooms are a beautiful pine, which has been carefully sanded and restored.

Outdoor Space

The apartment has a private balcony, which makes it the perfect spot to sit and enjoy a morning coffee or evening drink.

The Area

The apartment is very well situated for the best of Bethnal Green and the neighbouring locales, including London Fields, Wilton Way, Columbia Road, Mare Street and Broadway Market. There are many fantastic restaurants locally, notably Lardo, Little Duck |The Picklery, Pidgin and Violet Cakes.



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The green spaces of Haggerston Park and London Fields are a few minutes walk away. Broadway and Columbia Road Markets, with their wide array of independent shops and cafes, are very close by. Particularly popular are Climpson's Coffee, Donlon Books, Pavilion Bakery, Brawn, The Royal Oak and Campania & Jones. Hackney Road is home to an increasing number of popular restaurants and bars, including Morito, Sager + Wilde, The Marksman, and The Laughing Heart. O-Zone Coffee roasters have recently opened an all-day café in the Antipodean vein very close by, specialising in excellent coffee and pastries, as well as an ever-changing brunch menu. The excellent Common Ground coffee is also a few minutes away.

Bethnal Green (Central Line) and Old Street (Northern Line) Underground stations are equidistant, while Hoxton and Shoreditch High Street are both nearby for London Overground services. Rail services are available from Cambridge Heath, and there are good bus links.

Tenure: Leasehold Lease Length: approx. 980 years remaining Service Charge: approx. £4,754 per annum Ground Rent: approx. £200 per annum Council Tax Band: D

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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”.