

THE MODERN HOUSE



*Upper Ground, London SE1
Sold*

River Court East

This exceptional penthouse apartment occupies the top floor of River Court, a landmark residential block perched on the banks of the river Thames, designed by Richard Seifert and completed in 1977.

With its smooth concrete render and jutting balconies, River Court adds beautifully to the architectural vernacular of the Southbank and Lasdun's neighbouring National Theatre. But it is this apartment's expansive 450 sq ft private roof garden, offering astonishing skyline and river views that betrays Richard Seifert's ruthless talent for securing space and height on behalf of his clients.

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Internally, the penthouse is configured around a large entrance hall, leading off to two double bedrooms. One is currently configured as a study, while the other has a south-facing balcony and en-suite bathroom. The living and dining rooms have views north across the river and lead out through glazed doors to the roof gardens, which wrap one side of the apartment. A modern kitchen has fixtures designed by Vico Magistretti for Schiffrini. There is a further guest bathroom with Flaminia fittings and a Japanese 'furo' deep-soaking bath.

In addition to the roof garden, the penthouse shares private communal riverside gardens. It also has a parking space which can accommodate two cars.

Judging by quantity alone, it has been argued that Richard Seifert's buildings have influenced London's skyline more than any architect since Christopher Wren. Understandably, many critics seem more willing to rely on his reputation as a wizard negotiator, a loophole exploiter, and a manipulator of town planners and the LCC alike.

Seifert's style is said to have charted a trajectory from neo-classical orthodoxy to a form of expressionistic Modernism, seen in buildings such as River Court and Centre Point. Favouring pre-cast concrete pieces that slotted together like a jigsaw puzzle, much of Seifert's later work explored versatile, readily available materials to create buildings that seem to be the physical embodiment of the Modernist maxim, 'form follows function'.

The apartment is wonderfully positioned for transport citywide. Blackfriars, Waterloo and Southwark stations are all within a ten-minute walk, while St Paul's and the City are a short walk across Blackfriars Bridge.

Tenure: Leasehold Lease length: approx. 148 years Service charge: approx. £5000 per annum Ground rent: approx. £37 per quarter

*London, South 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”.