

THE MODERN HOUSE



Rosebery Avenue, Spa Green Estate, London EC1
Sold

Wells House III

“We will deliberately create exhilaration” Berthold Lubetkin

This sensitively refurbished two-bedroom flat with west-facing balcony is located in Wells House, on the sought-after Spa Green Estate in Clerkenwell. Built in 1949 to a design by the renowned Modernist architect Berthold Lubetkin, the estate has been given a prestigious Grade II* listing by English Heritage in recognition of its architectural significance.

The flat is located on the fourth floor of Wells House (there is lift access) and is configured around two double bedrooms, a bathroom, a reception room with access to the balcony, and a contemporary kitchen. Parquet flooring runs throughout the living areas and bedrooms, with quarry tiles in the kitchen and bathroom.

Conceived as public housing, the Spa Green Estate was the subject of an exemplary refurbishment in 2008 that restored the original colour scheme, which recalls Lubetkin's contacts with Russian Constructivism.

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The Spa Green Estate occupies a site between Rosebery Avenue and St John Street. It is within a short walk of Angel Underground station (Northern Line), as well as the shops, restaurants and pubs of Islington and Clerkenwell. There are local buses to the West End, the City and Waterloo. Exmouth Market and Amwell Street have many good bars, restaurants and independent shops. There are several small parks in the area, including Middleton Square, Spa Fields and St James' Church Garden.

Tenure: Leasehold Lease Length: approx. 90 years Ground Rent: approx £10 per annum. Service Charge: approx. £2,400 per annum.



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”.