

THE MODERN HOUSE



Barbican, London EC2
£2,000,000 Leasehold

Lauderdale Tower

This immaculate three-bedroom apartment on the 24th floor of the Barbican's Lauderdale Tower has been exactly renovated under the careful eye of its current architect owner. While preserving the integrity of the original 'Type 1A' plan, the space has been enhanced by a refined material palette of birch ply, poured resin and raw cement. West-facing windows and a private balcony offer inspiring views over the city and across the Barbican's various public and residents-only gardens. Centrally located, the estate is within easy reach of several stations, including Barbican, Old Street and Farringdon.

The Estate

Chamberlin, Powell and Bon designed the Barbican Estate after their success with the neighbouring Golden Lane Estate. Built to replace the buildings destroyed by a night of bombing in December 1940, the Barbican is now lauded as a masterpiece of brutalist architecture. There are three towers within the Grade II-listed Barbican Estate, iconic with their "unmistakable silhouettes," as architectural historian Nikolaus Pevsner put it. For more information on the Barbican Estate, see the History section.

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The Tour

There are two entrances into Lauderdale Tower: the main ground-floor concierge entrance is at street level, and there is a further first-floor podium-level entrance for residents only. Each floor of the building has three flats arranged around a triangular lobby. A lift ascends to the apartment's front door.

A hallway from the front door connects the sleek interior spaces, which are finished to an exceptionally high standard. A demure decorative palette and soft carpet underfoot create a feeling of calm. Solid brass cross-knurl dimmer switches and directional LED wall lights have been used throughout.

The main living area, at the far end of the apartment, is flooded with light from double-height timber-framed windows. Daylight is also drawn in by wide, glazed doors that open to the wraparound balcony. Beautiful bespoke birch ply cabinetry has been used throughout the apartment; here, it takes the form of low-level storage designed around the dramatic views.

A sliding door opens from the living room into a second versatile living space; once a dining room and currently a studio workspace, it would also make a great guest bedroom.

Arranged along the other side of the apartment are the breakfast room, kitchen, utility area and bathrooms. During the renovation, more space was made in the breakfast room by removing sections of an internal wall; as a result, the shape of the building's iconic concrete walls can now be seen from the inside. Above, a white matt Drop Three pendant light hangs above the dining area; below are grey tiles with underfloor heating that extend into the kitchen and utility room.

Bevelled birch ply display shelves divide the breakfast room and the galley kitchen, where ply is again used in generous cabinetry above and below a micro-cement countertop. Full-height cabinetry fronted with smoked glass doors provides extensive storage and display space. The kitchen is well-equipped, with integrated appliances including a Fisher & Paykel dishwasher, a Siemens cooker and an induction hob. Off the hallway is the utility room, with plenty of storage.

The main bedroom is at the rear of the plan and is drenched in light from west-facing windows. Discreet recessed cabinetry along the opposite side provides storage, with a walk-in wardrobe at the back of the room. Concealed behind a pocket door is an en suite bathroom, sumptuously finished with a custom mesh brass screen. The second bedroom sits alongside, with a generous walk-in wardrobe adjacent.



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The main bathroom is accessed from the hallway. Finished with micro-cement, it has a Japanese WC, a large bath with an overhead shower, and mirrored cabinets above a brushed stainless steel sink.

Outdoor Space

The apartment's private wraparound balcony can be accessed via the original double-height glazed doors in the living room and from the bedrooms and dining room. With plenty of space for a table and chairs, the balcony is an intimate space with a breathtaking view over the estate below and the city beyond.

One of the original intents of the Barbican plan was to provide an enclosed green sanctuary for those living on the estate. As a result, residents have access to several both private and public gardens. The private gardens extend to around two and a half acres and comprise expansive lawns, various species of mature trees, and textual borders with native and exotic species. There are also dedicated areas for children's play.

The Area

The Barbican Arts Centre is on its residents' doorstep and houses a theatre, an art gallery, a concert venue, cinemas, and several bars and cafés. The City of London has also recently appointed Allies and Morrison Architects and Asif Khan Studio to deliver a multi-million-pound renewal of the Barbican Centre. The Centre forms a key part of the 'Culture Mile', the City of London's cultural district stretching from Farringdon to Moorgate. The 'Cultural Mile' includes the Guildhall School of Music & Drama, the London Symphony Orchestra and the Museum of London. It provides a vibrant and creative area with a diverse and international cultural program of concerts, events, and performances.

The apartment is near an excellent selection of pubs and restaurants, including the nearby Smithfield Market, St. John, Luca, The Quality Chop House, and 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), and Moorgate (Northern, Hammersmith & City, Circle and Metropolitan Lines). Farringdon Station offers a host of Underground lines (Circle, Hammersmith & City, Metropolitan and Elizabeth Lines) as well as Thameslink services to Gatwick Airport, Brighton and Bedford.

Lease Length: approx. 172 years remaining Service Charge: approx. £14,528 per annum (includes heating, communal cleaning and gardening plus management maintenance)
Council Tax Band: G

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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”.