

THE MODERN HOUSE



Cruikshank Street, London WC1
Sold

Bevin Court

A rare opportunity to acquire an exceptional one-bedroom Ex-Local Authority apartment in this landmark Modernist building in Islington. Bevin Court was designed in the early 1950s by the revered Modern Movement architect Berthold Lubetkin, in conjunction with Francis Skinner and Douglas Bailey. It has been given a rare Grade II* listing by English Heritage in recognition of its architectural significance.

The flat is located on the second floor of the building (there is lift access). Accommodation measures approximately 476 sq ft, and comprises one double bedroom, reception room, kitchen and bathroom. There are communal gardens, which include allotments.

Major works have been carried out by Islington Council that have greatly improved the building. These include a new warm roof system, window repairs, structural repairs and communal decoration, a door entry system, lift renewal and replacement of heating risers.

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Bevin Court has a triaxial plan consisting of three 'wings' with a central staircase. This striking staircase forms the centrepiece of the building and offers views across the city through the openings on each floor. It is in the process of being restored to its original colour scheme of grey, yellow and red. In John Allan's book *Berthold Lubetkin*, he writes that, "it is difficult to cite any public staircase in the whole Modern Movement that can rival Lubetkin's masterpiece at Bevin Court". The entrance hall is also home to a mural by the artist Peter Yates.

Bevin Court has a quiet Finsbury location with exceptional transport links: it is a short walk from the Underground stations at Angel and King's Cross, which also offers National Rail and Eurostar services. The shops and restaurants of Upper Street, Amwell Street, Exmouth Market and Clerkenwell are all within easy reach.

Tenure: Leasehold Lease: approx. 95 years remaining
Service charge: £1,341.60 (2011/12) including heating and hot water

*London
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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”.