

# THE MODERN HOUSE



*Barbican, London EC2*  
*Sold*

## Bunyan Court

This very special one-bedroom 'M2B' duplex on the third and fourth floors of Bunyan Court has been refurbished with great precision and care by its architect owner.

It has a favourable position within Bunyan Court, with views across Beech Gardens towards the Shard and St. Paul's to the south, and overlooking the Fann Street wildlife garden to the north.

The bedroom is situated off the entrance hall, and retains its original cupboards. Adjacent is an impeccable new shower room, with Vola, Bette and Duravit fittings, and joinery made from iroko. A beautiful original staircase leads to the upper floor, which has a kitchen-diner at one end and a reception room at the other, with access to a covered terrace. One of the key characteristics of the 'M2B' flat type is the open-plan nature of the living space, with natural light flooding in from both sides.

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Great attention has been paid to the original features. For example, the staircase balustrade was removed and powder-coated in the original black by a specialist in Wolverhampton. All of the teak window frames have been restored. Full-height internal doors have been implemented in accordance with Chamberlin, Powell & Bon's original intention, along with bespoke socket and power outlets to match the originals.

The kitchen was installed as part of the refurbishment in 2013, with white handle-less units, Miele, Bosch and Siemens appliances, and iGuzzini lighting. The original curved upstand and downstand elements have been recreated by a specialist joiner. There is new Nora Uni rubber flooring throughout the flat, a new electrical mains fuse box and secondary fuse box, and a new electric water heater tank.

The Barbican Estate is the finest achievement of the architects Chamberlin, Powell & Bon. It was Grade II-listed in 2001 in recognition of its extraordinary contribution to London's urban landscape. All residents have access to communal gardens throughout the development. Bunyan Court is a seven-storey terrace block on the north podium of the estate.

The Underground stations of Barbican (Hammersmith & City, Circle and Metropolitan Lines) and Moorgate (Northern, Hammersmith & City, Circle and Metropolitan Lines) are both within easy reach. Moorgate also offers National Rail services. The flat is well positioned for access to the Barbican Arts Centre, Smithfield Market, and the bars and restaurants of Clerkenwell. There is a Waitrose supermarket on Whitecross Street, and One New Change is just a short walk away, with cafés, restaurants and flagship fashion stores.

*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”.