

THE MODERN HOUSE



Golden Lane Estate, London EC1
£400,000 Leasehold

Hatfield House

This beautiful studio apartment lies within the Grade II-listed Golden Lane Estate, the pioneering project that saw the creation of renowned architectural practice Chamberlin, Powell & Bon. It is positioned on the lower-ground floor of Hatfield House, and has a beautifully planted private rear garden. The estate's design embraces the urban environment; the blocks look inward over landscaped courtyard gardens, while pedestrian walkways connect the buildings and replace the pre-war road patterns. The celebratory use of bold colours on the outside of the buildings was integral to the design, and each block has a slightly different take on the combination of colour, concrete and glass.

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The Architect

In 1951, the City of London ran a competition for architects to submit plans for a scheme to replace buildings destroyed by a night of bombing in December 1940. The proposal was to be called the Golden Lane Estate. Peter Chamberlin, Geoffrey Powell and Christoph Bon all submitted plans and agreed that if one of their practices won, they would form a partnership and work together on the project. Powell won the competition, and thus Chamberlin, Powell & Bon was formed in 1952. After their success with the Golden Lane Estate, the firm was asked to design the Barbican Estate, which has arguably become London's most iconic brutalist complex. For more information on the building, please see the History section below.

The Tour

Discussions are ongoing regarding the upgrading and restoration of the Golden Lane Estate, including the replacement of all windows. Dates for this are yet to be finalised; official estimates from the City of London (March 2023) can be provided upon request.

Hatfield House is instantly recognisable for its distinctive blue panelling, which contrasts with white balconies, red window frames and dark brick construction. Colour played an important part in Chamberlin, Powell & Bon's early designs, married with the rich wood, concrete and terracotta tiles that they continued to use in later projects.

Entry is a few steps down from ground level, where a private front door opens into a hallway that contains large cupboards for storage space. The studio is a beautifully bright space that offers great versatility in terms of layout. The living area is currently positioned in front of a generous built-in bookcase, while the dining area sits in front of an expanse of glazing that frames views over the garden. These spaces have wooden floors, allowing the kitchen to be delineated by a shift to slate underfoot.

The kitchen has ample cabinetry with stainless steel fronts, wooden worktops and a simple, white-tiled splashback. Although not original, it has been executed in complete harmony with the original design of the estate in terms of both materiality and design.

To one side, an alcove cut into the wall currently houses a single bed with storage underneath. This area can be concealed from the main room by original sliding pocket doors. However, this space would work equally well as a cosy reading nook, with a bed positioned in the main room instead.

The bathroom lies behind these spaces and has a beautiful, Japanese-style wooden bath.



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Outdoor Space

A paved garden extends behind the apartment. South-facing, it receives a wonderful quality of light throughout the day and has views to the other colourful buildings within the estate. The space is framed by raised borders; other planting includes jasmine and passionflower.

The Area

Hatfield House is near an excellent selection of restaurants, pubs and bars, including the nearby Smithfield Market, St. John, Luca and The Quality Chop House. Farringdon and Old Street are within walking distance, both known for their excellent restaurants. There is a food market every weekday at nearby Whitecross Street. The Barbican Centre facilities are also within easy walking distance.

Transport links are excellent, with Underground stations at nearby Barbican (Circle, Hammersmith & City and Metropolitan Lines), Old Street (Northern Line), Farringdon (Circle, Hammersmith & City, Metropolitan and Elizabeth Lines) and Moorgate (Northern, Hammersmith & City, Circle and Metropolitan Lines).

Tenure: Leasehold Lease Length: approx. 174 years remaining Service Charge: approx £886 per annum Ground Rent: approx. £10 per annum Council Tax Band: C

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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”.