

THE MODERN HOUSE



Claredale Street, London E2
Sold

Keeling House I

Located on the ground floor of one of the finest Modernist apartment buildings in London, this two-bedroom maisonette has more than 880 sq ft of internal space, a patio garden and its own entrance. Keeling House was built between 1954 and 1957 to a design by Denys Lasdun, one of Britain's greatest Modern architects, and was renovated to a very high standard by Munkenbeck + Marshall in 2001.

The apartment is a true one-off, as it occupies what was originally the boiler room for the building. It is entered via a secure set of gates and its own front door adjacent to the communal entrance hall. Accommodation is set over three levels, to include a wonderful open-plan reception room and kitchen with high ceilings, a master bedroom with en-suite bathroom, a second double bedroom and a second bathroom. The patio runs along one side of the apartment, and is accessed from the reception room.

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Keeling House was given a Grade II* listing in 1993 in recognition of its architectural significance. Although originally built for council tenants, it was sold to a developer in 1999, and all of the flats are now in private ownership.

Claredale Street is very well positioned for both Columbia Road flower market and Broadway Market. Open space can be found at London Fields. Bethnal Green Underground station (Central Line) is approximately 500 metres away, providing easy access to Liverpool Street and the West End. Rail services are available from Cambridge Heath, and there are good bus links.

Denys Lasdun's original design for Keeling House shunned the traditional slab block in favour of a winged plan (four blocks arrange around a central service tower), which encouraged the occupants to interact with each other. The balconies were positioned on the outside of the building for privacy. Unusually for a block of this kind, each flat was arranged over two floors. Munkenbeck + Marshall's highly praised renovation earned an RIBA award and a Civic Trust commendation. The architects added a striking glass entrance area, which houses a concierge, and an extra floor on top of the building.

Tenure: Leasehold with 987 years remaining (approx)
Service charge: £4,800 per annum (approx)

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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”.