

AUCOOT



ADDRESS

Keeling House, London E2

PRICE

£585,000

ARCHITECT

Denys Lasdun / Brian Heron

INFORMATION

Crowning the top of Bethnal Green's Grade II* listed Keeling House sits The Water Tank – a unique and glorious combination of 1950s Brutalist design and modern architecture, boasting exceptional views of London below. Completed in 2017 by architect Brian Heron, this once disused water tank has been converted into a sleek, light-filled, one-bedroom duplex penthouse replete with ample storage and carefully considered fixtures and fittings that nod to its utilitarian beginnings.

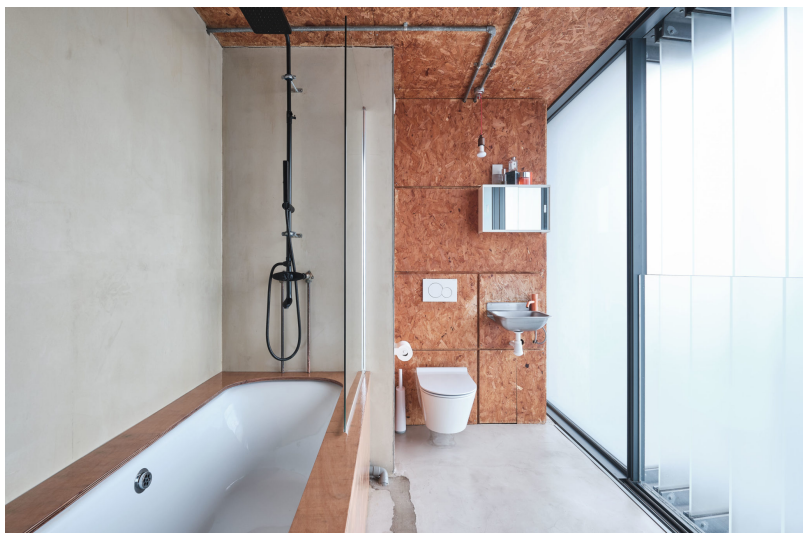
Designed in 1955 and built between 1957-59, Keeling House was the work of eminent modernist architect Sir Denys Lasdun. A Brutalist cluster block of 16 storeys, it was the first tower block to be listed in the UK, and was awarded Grade II* status in 1993 by National Heritage secretary Peter Brooke who declared it 'an architecturally outstanding example of 1950s public housing'. It received a RIBA award-winning renovation by architects, Munkenbeck and Marshall in 2001. Brian Heron's 2017 Water Tank conversion won The New architects Prize for Best Historic intervention 2018 and was short listed for both the RIBA London award and the Don't move improve awards 2018.

Once inside the building and past the concierge desk, the flat itself is accessed via a lift to the 14th floor where, through a set of double doors, there's a staircase leading to the 15th floor – home to a private storage lock up for bikes and larger items and access to an exterior walkway with 180 degree views of the London skyline. One further flight of stairs takes you to the entrance of the apartment, the front door opening onto a welcoming light-bathed landing and a steel staircase guiding you up to the well-proportioned open plan kitchen and living area.

The apartment sits on an east-west axis and so is bathed in light for most of the day, while its unique double aspect offers spectacular sweeping views of the city skyline. Generous full height glazing runs across both front and rear walls and has been trimmed with sandblasted glass louvres for added privacy and to minimise any glare from the sun. The bedroom is on the 18th floor, facing the east to watch the sunrise, and with an opening skylight directly above the bed for stargazing on clear nights. The bathroom follows off the bedroom where you can watch the sunset from the bath. There is an MHRV air filtration system and underfloor heating throughout.

The flat is a masterstroke in space maximisation, with concealed wardrobes wrapped around doorframes and open display shelving in the landings and stairwell. Yet it maintains a remarkably light and airy feel, thanks in part to the cohesive colour palette and materials used. The walls and ceilings clad in OSB, together with exposed pipework and a microcement polished concrete floor lend a functionalist feel throughout.

Located on Claredale street, in the heart of Bethnal Green, the flat is very well connected via the tube (Bethnal Green) and the overground (Cambridge Heath). Nearby is bustling London Fields and Broadway Market, home to a thriving community of delis, pubs, eateries and independent shops, as well as a renowned Saturday Farmer's Market. While Columbia Road,



Hackney City Farm are close by, and Liverpool Street just beyond, a short bus ride away.

LEASE LENGTH

Approx 979 years

SERVICE CHARGE

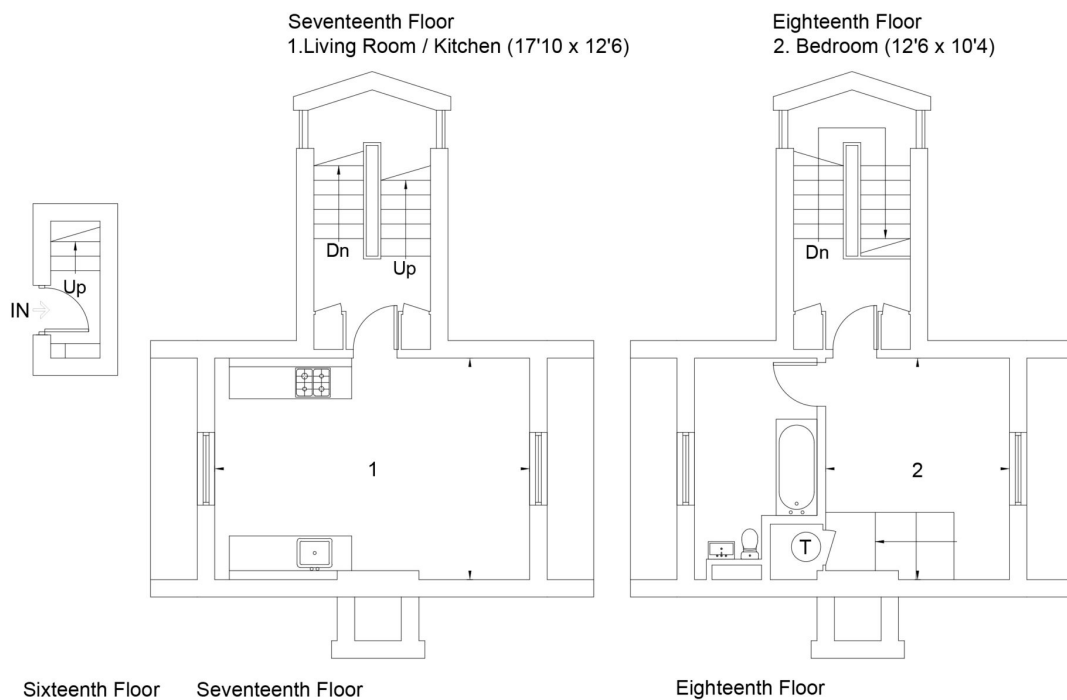
Approx £1,735.50 pa

EPC

=n/a



AUCOOT



Keeling House, E2
Approximate Gross Internal Area = 60.7 sq m / 653 sq ft
Illustration for identification purposes only. Not to scale. Ref: 261723

