

Edited by Clare Vooght
[timeout.com/property](https://www.timeout.com/property)

Guardianist as

These days, being a property guardian doesn't have to mean living in some derelict dump. *Clare Vooght* has a snoop round four of the swishest schemes in the capital

1 The former tramshed

Where is it? Clerkenwell.
How much? From £500 pcm for a double room, including bills.
Who lives there? Ten people aged 21-39, including musicians, artists and a photographer.
What's the building's history? This enormous, atmospheric space was an electricity substation in the early 1900s, before becoming a tramshed and later workshops – including a tailor and a hat-maker. It became a home for live-in guardians in March 2017.
What's it like living there? 'The room I live in is big with lots of natural light,' says resident and artist Matt Dufour, aka ATMA (pictured). 'Living in central London means I can go to lots of art shows and be inspired for my own work. And being a guardian here has enabled me to work alongside others guardians, including musicians, a taxidermist and a lighting designer. We share a lot of ideas, socialise and look out for each other, creating an amazing community spirit!'
Cooliest design feature? The larger-than-life ballerina mural, painted by Matt.



'We share a lot of ideas, socialise and look out for each other'



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2 The oh-so-pretty design haven

Where is it? Clerkenwell.
How much? £500 pcm for a double room, £1,200 pcm for a studio, including bills.

Who lives there? Sixty-four people (1) aged between 23 and 32, including artists and photographers.

What's the building's history? Before it became a guardian property last year, this five-storey Edwardian warehouse spent its early life as a factory before housing businesses from opticians to printers.

What's it like living there? The 64 residents share six kitchens, 13 showers and 25 loos. And let's just say it's one busy house WhatsApp group. Jonathan Clifford, a 32-year-old photographer says living here provides him with freedom he wouldn't otherwise have. 'The reduced rent has allowed me to focus more on building my own business, and the spaces are unreal! I've got more room than I ever could have imagined and have had total freedom to set it up and decorate it as I want.'

Cooler design feature? This big, white-walled blank canvas of a space is all about the stuff that's in it - musical instruments, unique items collected by the guardians, basic Ikea staples and Gumtree finds, including an £80 Smeg fridge.



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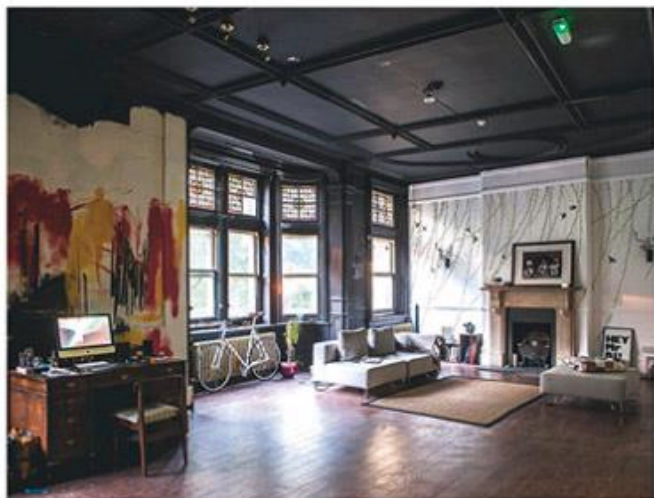
3 The old theatre

Where is it? Fulham.
How much? £500 pcm (including bills).
Who lives there? Until recently, a 39-year-old photographer. But as is the nature of guardianship - the developers have just got in there.

What's the building's history? It's a former fringe theatre attached to a pub - the bedroom is backstage. All the walls and windows were painted black when the most recent tenant, David Jenson, moved in. He transformed the open-plan space to create a living area and a photographic studio.

What's it like living there? There's a view of Eel Brook Common and Fulham Broadway is a few minutes' walk away. 'Everyone who came to visit, without fail their first words would be either "wow!" or "fuck!",' says David. 'People would pay a fortune to have a loft space like this on the New King's Road. There was also a pop-up wine bar below, which added to the fun.'

Cooler design feature? It's a tie between the stained-glass windows, the gold radiators and the bespoke mural of birds and trailing greenery.



4 The east London ex-warehouse

Where is it? Bethnal Green.
How much? From £750 pcm, including bills.
Who lives there? Thirty-two people aged between 25 and 32, including photographers and young professionals.
What's the building's history? This warehouse was originally built for commercial use, and was later home to artists, tailors and a landscaping company before it fell into disrepair. It was spruced up and the property guardians arrived in May last year.
What's it like living there? Rooms are huge, while the residents are big on community – guardians regularly cook for each other and attend each other's gigs and launches. "The best thing is having your privacy in your own space while sharing with other interesting people when you feel like it," says Carlo Ascrizzi, a 32-year-old music producer. "I'm lucky to have huge windows and lots of sunlight, and a built-in mezzanine with a nice old red wooden ladder. I also built an open wardrobe below the mezzanine which looks great."
Coollest design feature? The 'Life Inside' mural on the outside wall of the building – which can be spotted from the Overground. ■
 → Parsons Green property run by Lasee (www.laseeguardians.com).
 Bethnal Green and Clerkenwell properties found through PGP (www.propertyguardianprotection.com).



'The best thing is having your own space while sharing with other interesting people'



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LONDON PROPERTY NEWS

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Instagram inspo for your London pad



London Design Festival is here. Our top interiors pick is this Nordic-tastic Danish Living Room pop-up. So cosy, you'll want winter to come early.
 → Old Truman Brewery, Shoreditch High St Overground. Sep 20-24.

Clare Vooght rounds up the latest goings-on in the world of bricks and mortar



Sharing's caring
 Shared Ownership Week starts on Thursday, to spread the word about the alternative route to buying a pad. Hit up one of its key events, the London Home Show, at the QEII Centre on Saturday (September 22), to get your questions on all things affordable homes answered – from SO to Help to Buy, and from legal queries to credit scores.



Old Kent Road to Mayfair
 Mortgage lender Propportunity has reordered the Monopoly board based on property growth in the past five years – and it's making us want to put our imaginary hotels on Whitechapel and Old Kent Road. Thanks to rises of 39 and 47 percent, the former brown spots are now the most aspirational. See the full board at www.timeout.com/monopoly.



London's ugliest buildings?
 Three London properties have been shortlisted for the Carbuncle Cup, an architectural award no one wants to win. They include Haydn Tower in Nine Elms and a house in Streamham, and the descriptions are LOLs. The £375 million Lewisham Gateway Development was dubbed by organisers as 'bland, boxy' and like 'four upturned middle fingers'.

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