# Studio flat in Poirot’s famous Florin Court set for auction with £190,000 guide price



A studio flat located in the iconic Florin Court building on Charterhouse Square, London, is set to go under the hammer later this month with a guide price of £190,000 ahead of fees. Known to fans of classic television as the exterior of "Whitehaven Mansions," the fictional residence of Agatha Christie’s famed detective Hercule Poirot, Florin Court is a Grade II-listed Art Deco building that has enjoyed enduring fame due to its starring role in the long-running TV series "Agatha Christie's Poirot." The building’s appeal extends beyond its screen presence; it was also featured in the 2019 Batman spin-off "Pennyworth," underscoring its continued cultural significance.

Built in 1936 by the architectural firm Guy Morgan and Partners, Florin Court is noted for its distinctive curved façade and a host of rare amenities unusual for its time. These include a rooftop garden with panoramic city views, a communal indoor swimming pool, sauna, well-equipped gym, and a communal lounge. Spanning nine floors and housing 120 flats, the block also benefits from practical features such as porter service, secure entry, and two lifts.

Flat 28, located on the third floor, is a small studio of just 209 square feet (less than 20 square metres), housing a combined bedroom and living area, separate kitchenette, and bathroom. This size is significantly below the current minimum space standard for newly built homes, which recommends at least 37 square metres for a one-person dwelling. Despite its compact dimensions, the flat boasts an enviable location that provides swift access to the City of London and the Elizabeth line, with Barbican and Farringdon underground stations both within easy reach. The property is held on a 999-year lease started in April 2017, with about 991 years remaining, and carries an Energy Performance Certificate rating of C.

For buyers interested in the property, viewings are scheduled for 1st and 5th August 2025, with the sale managed by Auction House London. The auction route often attracts investors or purchasers looking for unique opportunities, as properties sold at auction sometimes come with below-market pricing but can carry additional complexities, including needed renovations and legal considerations. The average auction property price currently hovers around £166,000, with buyers urged to conduct thorough research, attend viewings, and seek legal advice before bidding. It is also essential to be mindful of potential extra fees and the financing challenges that can accompany auction purchases.

Interestingly, recent auction history reveals comparable listings within Florin Court have seen varied outcomes. A first-floor studio flat with similar features but a shorter lease was put up for auction at £180,000 but remained unsold. Another similarly sized first-floor flat, previously offered at £180,000 with an 88-year lease, was sold at an auction in October 2024. Additionally, a fourth-floor studio in the same building had been marketed at £335,000 earlier, highlighting a range in pricing that likely reflects differences in lease length, floor level, and condition.

Florin Court’s lasting appeal lies not only in its architectural elegance and rare amenities but also in its cultural footprint and prime City location. For the right buyer—whether a fan of historic TV trivia, architecture, or Central London living—this studio flat offers a unique pied-à-terre or investment prospect with character and accessibility that few other properties can match.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/property/article-14958311/Flat-iconic-Poirot-building-sale-190k-not-exactly-spacious.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[5]](https://en.wikipedia.org/wiki/Florin_Court), [[6]](https://exploring-london.com/2013/10/30/10-fictional-character-addresses-in-london-2-whitehaven-mansions/)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/property/article-14958311/Flat-iconic-Poirot-building-sale-190k-not-exactly-spacious.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[5]](https://en.wikipedia.org/wiki/Florin_Court), [[6]](https://exploring-london.com/2013/10/30/10-fictional-character-addresses-in-london-2-whitehaven-mansions/)
* Paragraph 3 – [[1]](https://www.dailymail.co.uk/property/article-14958311/Flat-iconic-Poirot-building-sale-190k-not-exactly-spacious.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.onthemarket.com/details/17556632/), [[5]](https://en.wikipedia.org/wiki/Florin_Court)
* Paragraph 4 – [[1]](https://www.dailymail.co.uk/property/article-14958311/Flat-iconic-Poirot-building-sale-190k-not-exactly-spacious.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.onthemarket.com/details/17556632/), [[4]](https://auctionhouselondon.co.uk/lot/flat-16-florin-court-6-9-charterhouse-square-barbican-london-ec1m-6et-258425/)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/property/article-14958311/Flat-iconic-Poirot-building-sale-190k-not-exactly-spacious.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.zoopla.co.uk/for-sale/details/68376661/), [[4]](https://auctionhouselondon.co.uk/lot/flat-16-florin-court-6-9-charterhouse-square-barbican-london-ec1m-6et-258425/), [[7]](https://www.standard.co.uk/homesandproperty/celebrity-homes/whitehaven-mansions-david-suchet-hercule-poirot-london-flat-a140728.html)
* Paragraph 6 – [[1]](https://www.dailymail.co.uk/property/article-14958311/Flat-iconic-Poirot-building-sale-190k-not-exactly-spacious.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[5]](https://en.wikipedia.org/wiki/Florin_Court), [[6]](https://exploring-london.com/2013/10/30/10-fictional-character-addresses-in-london-2-whitehaven-mansions/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/property/article-14958311/Flat-iconic-Poirot-building-sale-190k-not-exactly-spacious.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.onthemarket.com/details/17556632/> - A studio flat in Florin Court, Barbican, London, is available for auction with a guide price of £190,000. The property comprises a studio room, kitchenette, and bathroom, situated on the third floor of a Grade II-listed Art Deco building. Residents have access to communal amenities, including a roof terrace, swimming pool, gym, sauna, and launderette. The flat is held on a 999-year lease from 1st April 2017, with approximately 991 years unexpired. Viewing appointments are scheduled for 1st and 5th August 2025.
3. <https://www.zoopla.co.uk/for-sale/details/68376661/> - A first-floor studio flat in Florin Court, Barbican, London, was previously listed for sale with a guide price of £180,000. The property features a studio room, kitchenette, and bathroom, within a Grade II-listed Art Deco building. Communal facilities include a roof terrace, swimming pool, gym, sauna, and launderette. The flat was held on a 125-year lease from 1st April 1988, with approximately 88 years unexpired. The property was sold at auction on 16th October 2024.
4. <https://auctionhouselondon.co.uk/lot/flat-16-florin-court-6-9-charterhouse-square-barbican-london-ec1m-6et-258425/> - Flat 16 in Florin Court, Barbican, London, was offered at auction with a guide price of £180,000. The first-floor studio flat comprises a studio room, kitchenette, and bathroom, situated within a Grade II-listed Art Deco building. Communal amenities include a roof terrace, swimming pool, gym, sauna, and launderette. The flat was held on a 125-year lease from 1st April 1988, with approximately 88 years unexpired. The property was unsold at the auction.
5. <https://en.wikipedia.org/wiki/Florin_Court> - Florin Court is an Art Deco residential building located on the eastern side of Charterhouse Square in Smithfield, London. Completed in 1936 by Guy Morgan and Partners, the building features a curved façade, a roof garden, and a basement swimming pool. It comprises nine floors with a total of 120 flats. The building was listed Grade II in 2003 and has been used as the fictional residence of Hercule Poirot in the television series 'Agatha Christie's Poirot' and in the film 'See How They Run'.
6. <https://exploring-london.com/2013/10/30/10-fictional-character-addresses-in-london-2-whitehaven-mansions/> - Florin Court, located on Charterhouse Square in Smithfield, London, serves as the exterior for 'Whitehaven Mansions', the fictional residence of Hercule Poirot in the television series 'Agatha Christie's Poirot'. Built in 1936, the Grade II-listed Art Deco building features a curved façade, a roof garden, and a basement swimming pool. The building comprises nine floors with approximately 120 flats and has been used for filming various productions, including the 'Poirot' series and the film 'See How They Run'.
7. <https://www.standard.co.uk/homesandproperty/celebrity-homes/whitehaven-mansions-david-suchet-hercule-poirot-london-flat-a140728.html> - A studio flat in Florin Court, known as 'Whitehaven Mansions' in the television series 'Agatha Christie's Poirot', was previously listed for sale at £335,000. The fourth-floor apartment comprises a studio room, kitchenette, and bathroom, within a Grade II-listed Art Deco building. Residents have access to a shared roof terrace, basement swimming pool, and a share of the freehold. The building, completed in 1936, features a curved façade and was chosen for its symmetry to represent Poirot's residence in the series.