

THE MODERN HOUSE



Rotherhithe Street, London SE16
Sold

The Clipper I

Built by Designer London Developments in collaboration with award-winning architects, A-Zero is The Clipper in Rotherhithe, south London. The building comprises six exquisitely executed apartments in two distinct configurations. All have two bedrooms, a spacious balcony and a mezzanine area, with uninterrupted views across either the park or The Shard. The available apartment here has a striking bespoke staircase and a balcony accessed via the kitchen or first-floor bedroom. A light touch has been applied to all internal fittings alongside white-washed walls, allowing the views and materiality of the apartments to take centre stage. Expansive, aluminium-framed windows look out across Pearson's Park opposite while soaring ceilings at the front of the plan add a palpable sense of light and volume.

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The Architect

Environmental considerations form the core of A-Zero Architects' practice, which aims to design and procure buildings with a minimal carbon footprint. Founded in 2010, the practice is a signatory of the RIBA 2030 Climate Challenge, a stepped approach towards reaching net zero with a series of targets to reduce operational energy, embodied carbon and potable water.

The Building

Originally part of the Thames' sprawling docklands, Rotherhithe was substantially developed during the 1980s. To this day, the area still retains its strong relationship with the river and its industrial history, which is echoed in the façade of The Clipper. A striking contemporary building, its staggered stock brick and zinc frontage are designed to sympathetically reflect the vernacular, almost warehouse-like, architecture of Rotherhithe. Balconies on the building are recessed, creating privacy while offering uninterrupted views of the park, The Shard and the city.

The Tour

In all three apartments, the entrance is via an external communal staircase and walkway leading to the first floor and the front door.

In each, the open-plan living, dining and kitchen spaces unfold across the entirety of the first floor. Polished concrete flows throughout, immediately drawing the eye to the vast floor-to-ceiling windows and soaring double-height ceilings at the front of each plan.

A floating bespoke staircase lies to one side in each apartment, under which sits a bar area with an integrated wine fridge. The understated kitchen sits neatly behind, with quartz worksurfaces and minimal cabinetry. Brass fixtures add warmth, while hidden up-lighters cleverly illuminate the space. From here, a glazed door leads to a spacious enclosed balcony, which overlooks Pearson's Park.

A well-proportioned double bedroom sits to the right of the front door with full-height integrated wardrobes and matt black fixtures. Glazed bi-folding doors open directly onto the balcony, allowing a seamless flow between indoors and out.

The main bedroom and bathroom sit upstairs on the second floor. A well-lit versatile space, there is also a dedicated separate study or office that could easily be arranged as a snug or fitness area. Glass balustrades allow an excellent quality of natural light to permeate. The bathroom is largely executed in subway-style tiles with contrasting black grouting, which complements the moss-green walls. There is plenty of storage concealed under the floating sink and behind the mirror.

There are locked bike sheds and bin stores at the entrance of the building.

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Outdoor Space

Each apartment's private balcony is accessible via the kitchen and the downstairs bedroom. The spacious proportions can easily accommodate a dining table, while the enclosed design ensures plenty of shade during summer.

The Area

Rotherhithe Street is a peaceful, tranquil area overlooking the open green space of Pearson's park. Stave Hill Ecological Park and Russia Dock woodland, a hidden gem thriving with wildlife, are under a ten-minute walk. Slightly further afield is Southwark Park, which sits just below King's Stairs Gardens and has expansive lawned areas, a boating lake, a cafe and sports facilities.

Rotherhithe is renowned for its pubs and cafes, such as The Mayflower, The Ship and The Brunel, and the charming Watch House Café.

Bermondsey, with its thriving restaurant and food scene, is also close by. Bermondsey Street is a short bus ride away and has undergone a significant transformation over the previous quarter of a century; White Cube Bermondsey, Zandra Rhodes' Fashion & Textile Museum, and excellent restaurants, including Café Murano, Pizarro, Jose Tapas, Casse Croute and Pique-Nique are all present. The popular Maltby Street hosts a food and groceries market every Saturday.

The Canada Water Masterplan is expected to deliver up to 3,000 new homes, two million sq ft of workspace and one million sq ft of retail, leisure, entertainment and community space, including proposed health and social infrastructure and educational uses for all ages. Covering 53 acres, the site is one of the largest mixed-use regeneration projects in London.

The Thames Clipper is less than a five-minute walk from the building and offers direct services to Canary Wharf in under ten minutes. There are many excellent bus routes in the area; the C10 from London Bridge and Borough stops five minutes away. The closest station is Rotherhithe, which runs London Overground services to Shoreditch High Street and Highbury & Islington.

Tenure: Leasehold Lease Length: approx. 125 years Service Charge: approx. £1000 per annum Ground Rent: approx. Peppercorn Council Tax Band: Pending

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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”.