

THE MODERN HOUSE



*London SE1
Sold*

Bermondsey Street III

This fantastic loft-style apartment occupies the entire second floor of a former Victorian warehouse on Bermondsey Street. The building was developed to celebrate its original fabric and character, so retains plenty of period features. This two-bedroom lateral apartment has beautiful exposed beams, columns and bare brickwork, evocative of the period and the former industrial use of the building. It is situated in the Bermondsey Street conservation area amongst a wide range of cafes, galleries, restaurants and an eclectic mix of retailers.

The Tour

The apartment sits within a brick warehouse in the centre of Bermondsey Street, the middle building in a terrace of three dating from the 1850s that are recognised as local landmarks. Access is on the ground floor directly off Bermondsey Street and into a communal hall with a York stone tiled floor, where two flights of stairs with the original timber treads lead to the second floor and the apartment's entrance.

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Purchased as a shell, the owner commissioned architects to design the interior to maximise the space, with two-thirds presented as an open plan from front to rear. The remaining third is on a slightly raised level, with bedrooms at either end and bathrooms and a utility/airing cupboard in between, on a small half-landing. Windows to both east and west elevations ensure natural light abounds. The building retains many original features including classic warehouse windows, exposed beams, columns, brickwork and the original loading bay. A solid wood floor by Junckers runs throughout, grounding the beams, cast-iron columns and softly worn bare brick of the space.

A bespoke kitchen with oak-lined cabinets and drawers has been installed at the front left of the plan, facing due west and overlooking the courtyard of White Cube Bermondsey. A large Crittall-style window occupies almost the entire exterior wall, flooding the space with light. The kitchen island, which incorporates a sink and dishwasher, has a suede finish Silestone worktop, providing a smart contrast with the bare brick walls. The dining area lies adjacent, in front of which are impressive floor-to-ceiling timber doors forming the original loading bay, which can be opened to allow the outside in. A smaller library/viewing room sits behind a screen of glass and timber to the rear of the apartment. Facing east, this overlooks a quiet courtyard, with custom bookshelves from floor to ceiling and two large windows.

The main suite, which also has exposed beams and bare brick, lies on the half-landing to the rear of the apartment, past a set of bespoke floor-to-ceiling oak bookshelves. Large French windows lead onto a galvanized steel balcony overlooking the courtyard, and a dressing area lined in solid oak leads through to the en suite bathroom.

A room at the front of the building – at the other end of the half landing – is configured to work as either a home office or a bedroom. A Clei Ulisse “Murphy” bed sits in front of a desk which cleverly folds underneath when the bed is pulled down. The desk/bed unit is surrounded by custom-built wardrobes and shelves, with a pull-out side table for when the bed is in use. A large window dominates the exterior wall with views directly down Lamb Walk and on to the White Cube courtyard. The second bathroom is adjacent to this room.

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The Area

Bermondsey Street has undergone a significant transformation over the previous quarter of a century. White Cube Bermondsey is directly opposite the apartment, and Zandra Rhodes' Fashion & Textile Museum is a short walk up the street. Excellent nearby restaurants include Café Murano, Pizarro, Jose Tapas, Casse Croute and Pique-Nique, and there is a multitude of other pubs, bars, cafes and retailers. Tanner Street Park provides a green oasis as well as four community tennis courts, and one block west is the landscaped Leathermarket Gardens, off Leathermarket Street. In addition to the permanent retail offerings, the street comes alive for the Bermondsey Street Festival every second Saturday in September.

The world-famous Borough Market is a short stroll away, as is Maltby Street Market and the Ropewalk, whilst at the bottom of Bermondsey Street, Kino Cinema offers a mix of first-run and arthouse films. For theatre lovers, the Bridge Theatre and the Menier Chocolate Factory are both within easy reach. The river is at the northern end of the street where you'll find the walkways of More London Riverside, City Hall, the green space of Potters Fields Park, Tower Bridge and the restaurants and bars of Shad Thames.

The apartment is a short walk away from London Bridge station (Jubilee and Northern Lines, and national rail services), and a variety of bus routes.

Tenure: Leasehold (plus share of head lease) Lease length: approx. 947 years remaining Service Charge: approx. £1,500 per annum Ground Rent: Peppercorn

Council Tax: Band E (London Borough of Southwark)

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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”.