

THE MODERN HOUSE



*London SE1
Sold*

Frazier Street

This elegant one-bedroom apartment is situated on the first floor of a brutalist building on Frazier Street in Waterloo, and has been redesigned internally with exacting care. Inside, the current owners have created a series of serene spaces in soft grey and taupe with brass accents, with a sincere focus on quality materials and considered finishes.

Frazier Street lies a few minutes' walk from Waterloo station, in the heart of Southwark, and is exceptionally well-connected. The River Thames, the Southbank and Borough's much-loved food scene, are all within easy walking distance.

The flat is a wonderfully calm retreat from the city. The interiors are a lesson in carefully-composed practical design, employing subtle materiality and colour.

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*London, South London
Sold*

Frazier Street

Inside, the current owners have re-worked the original layout to form a well-conceived open-plan living room and kitchen that allows them to use the space flexibly. A kitchen island is the focus at one end of the room, bathed in light from the large windows. Marble counters sit atop custom cabinetry in duck-egg blue, with full-height storage and in-built appliances on one side, and open shelves along the other. A ZipTap runs both boiling and filtered sparkling water. At the other end of the space is the living room. Grey lattice engineered flooring runs underfoot throughout.

The apartment was designed as a coherent whole. By opening-up the living spaces the plan allowed for a new Japanese-inspired bedroom with concealed wardrobes. A raised platform acts as the base for a bed, snugly surrounded with a custom headboard using Mark Alexander fabric. The bathroom is similarly finished with dove-grey tiles by Bert & May and brass taps by Studio Ore.

Neat sliding doors set in a brass frame divide the public and private spaces – with hallway storage space deftly re-purposed as a vanity cabinet. There is custom-built cabinetry throughout to ensure that all of the space is well-used.

Frazier Street is a quiet street in the centre of Southwark, that intersects Lower Marsh at one end and runs towards Elephant & Castle. It is extremely well-placed for this part of London's dining scene, with the much-loved Anchor and Hope on The Cut nearby, which is also home to both the Young and Old Vic and convenient local amenities. The Southbank is a short stroll to the north, giving easy access to the Tate Modern, National Theatre, the BFI and Festival Hall, as well as some excellent restaurants and bars. Flat Iron Square, Maltby Street Market and Borough Market are all within walking distance and represent the exciting evolution and impetus of the area.

Waterloo station is within five-minutes' walk, for access to the Bakerloo, Northern and Jubilee Lines as well as national rail services.

Tenure: Leasehold Lease length: approx. 95 years Service charge: approx. £804 per annum (includes buildings insurance, freeholders' administration and management charges, repairs to shared areas and the outside of the building) Parking: on-street permits available

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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”.