

THE MODERN HOUSE



London SE1
£1,590,000 Freehold

Hankey Place

This immaculate semi-detached three-bedroom house in Borough, London, has been subject to a creative redesign in recent years by Barbara Spano of ExtrArchitecture. A minimalist, understated aesthetic prevails due to a neutral palette and considered approach to materials, which include ash, brass and reeded glass. A private enclosed courtyard bordered by leafy climbing plants leads seamlessly from the living area. The house is wonderfully located only a few minutes walk from Borough Market and the bustling Bermondsey street, with its excellent food, drink and arts scene.

The Architect

ExtrArchitecture was established by previous Foster + Partners architects Barbara Spano and Maddalena Cannarsa. The architectural practice operates across London and Rome, specialising in residential extensions and refurbishments with a diverse portfolio characterised by clean lines, maximised plans, and a refined, contemporary aesthetic.

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The Tour

Designed as one of a pair, the house's angular shape makes clever use of space with diagonal windows to ensure privacy. A combination of cedar wood, yellow brick and zinc characterise the façade, which has been carefully designed to respond to the warehouse vernacular of London Bridge and Borough.

The front door opens onto an L-shaped hallway with a cloakroom and guest WC, separated from the living area by double Crittall doors. The kitchen and living space unfold across the entirety of the ground floor, illuminated by the full-height glazed doors that slide onto a private courtyard. Storage in the form of full-height cupboards spans the length of the wall, which cleverly transitions into the fully integrated U-shaped kitchen. Brass accents add a dash of warmth against the clean grey cabinetry and moonstone quartzite worktops. Further bespoke joinery on the opposite side cleverly conceals loose wires. Bastille Engineered Oak by Timbered Floors run throughout this room, adding texture.

Two well-proportioned, light-filled bedrooms lie on the first floor alongside a shower room with grey slate tiles and brushed chrome fixtures. The main bedroom crowns the top of the house; the vaulted ceiling and exposed beams add a palpable sense of volume. Light pours through skylights and the glazed doors, which open to a small balcony. A reeded glass wall with contrasting black timber frames opens onto an en suite bathroom with double sinks, and a large walk-in rose shower.

The house also has use of a separate garage with off road parking for one car.

Outdoor Space

Floor-to-ceiling glazed doors in the living area slide open to reveal a peaceful decked courtyard, which has been cleverly levelled to ensure a sense of flow between indoors and out. There is also a south-east facing balcony in the main bedroom; a peaceful vantage point to enjoy the sun throughout the day.

The Area

Hankey Place is in the heart of Borough, an area now synonymous with an ever-growing international food scene and an array of excellent restaurants and pubs.

Borough Market is a short walk to the north and is home to Monmouth Coffee, Neal's Yard Dairy and a vast array of independent stalls and traders. To the west is Bermondsey Street, known for some of London's finest restaurants, pubs and cafes, including 40 Maltby Street, Casse-Croûte, WatchHouse Coffee and the renowned St. John Bakery.



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Tate Modern, Shakespeare's Globe theatre, White Cube, and all the South Bank has to offer are within easy reach. An array of green spaces is nearby, including Tabard Gardens, Leathermarket Gardens and Hankey Place Gardens.

Hankey Place is located just four minutes from Borough station (Northern Line) and a short walk to London Bridge (Northern, Jubilee and National Rail) and Southwark (Jubilee). The City can be reached by foot in under 20 minutes.

Council Tax Band: F

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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”.