

THE MODERN HOUSE



Long Lane, London SE1
Sold

Tanners Yard

This bright two-bedroom apartment is positioned on the third floor of Tanner's Yard, a beautiful former Tannery, built in 1880. Positioned on Long Lane, the apartment is a short walk from London Bridge, Borough Market and the cafes, restaurants and bars of Bermondsey Street.

The building's facade is defined by its glazing; the street-facing aspect holds multiple rows of factory windows, rising on the third floor to an elegant set of full-height crescent panes, bathing the apartments within in wonderful levels of natural light.

Tanner's Yard is accessed on Long Lane. The apartments are oriented around a private central courtyard and there is subterranean parking for residents. This apartment has its own allocated space.

The apartment is positioned on the third floor. A raised walk-way provides access to the apartment and acts as a form of balcony; the current owner has created a small garden in this space with an array of plants and mature shrubs.

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*London, South London
Sold*

Tanners Yard

To one side of the entrance, a bedroom is positioned behind an elegant curving wall. It has built-in wardrobes and large factory windows, with shutters, oriented to the north. On the opposite side of the plan, there is another, larger bedroom with en-suite shower room and built-in wardrobes. Beyond the bedroom, there is a bathroom.

A modern kitchen has been arranged with a breakfast bar, adjoining the dining area. There are hard-wood surfaces and integrated appliances. This spaces flow seamlessly into arguably the apartment's most impressive spaces, defined by a pair of crescent-shaped factory windows. Solid-wood floorboards and exposed brick aid the sense of light and volume in these spaces; the former-industrial aesthetic is emphasised by exposed steel joists overhead. An armchair and bookcase flank one of these windows, creating a perfect reading space with views south over Long Lane park, while a living room has been arranged around the neighbouring window.

Residents of Tanner's Yard enjoy the use of a bike store, concierge and private parking. The building also has its own separate entrance, directly onto Bermondsey Street a fashionable, creative and culinary hub, popular with the creative community. It is home to the White Cube Gallery, Comptoir Gourmand, The Giddy Grocer, The Watch House, José and Pizzaro, as well as numerous other cafes, bars and restaurants.

Maltby Street, less than five minutes' walk, has an excellent weekly food market, as well as 40 Maltby Street and the natural wine importer Gergovie Wines. Five minutes walk away, Tanner Street Park has free public tennis courts.

Many of London's most illustrious cultural institutions including Tate Modern, the Southbank Centre and Shakespeare's Globe Theatre are a short walk from the apartment.

Borough Market is approximately ten minutes on foot and houses some of London's finest traders of fruit, vegetables and fresh produce; Monmouth Coffee, Ginger Pig and Brindisa are stalwarts, while Flor, James Lowe's newest bakery and restaurant, has recently opened in the market.

London Bridge station is around five minutes' walk for Northern and Jubilee underground lines and National Rail services nationwide. The city is a fifteen-minute walk across London Bridge.

Tenure: Share of Freehold Lease Length: approx. 102 years remaining Service Charge: approx, £4,500 per annum Council Tax Band: E

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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”.