

# THE MODERN HOUSE



*London SE1  
Sold*

## Stoney Street

This outstanding four-bedroom penthouse apartment is brilliantly located on Stoney Street at the northern extent of Borough Market. It was built to a design by architects Cullinan Studio in 2012 and occupies the fifth and sixth floors of a former granary incorporating the medieval remains of Winchester Palace. Internal accommodation exceeds 3,000 sq ft with a further 1,300 sq ft of external terraces offering uninterrupted views of the river, City and St Pauls Cathedral.

The apartment is accessed via key-operated lift to a private, demised lobby on the fifth floor. Ceilings soar to almost four metres on this level accentuated by full-height, solid-brass pivot doors by Italian specialists L'invisible. Flooring on the fifth floor is walnut and underfloor heating extends throughout the property.

Exposed structural steelwork is painted yellow on the lower level and red on the upper. These combine with enormous swathes of floor-to-ceiling glazing to create a rich tapestry of internal material elements against the dramatic backdrop of the surrounding cityscapes.

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*London, South London*  
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There are three bedrooms, on the fifth floor, one currently used as a study, with a fourth bedroom on a split level. With the exception of the latter, each bedroom has its own bath or shower room, all with Vola fixtures and Kast concrete basins by LowInfo. The master bathroom occupies the south-west corner and has a free-standing Corian bath, walk-in shower and wonderful relief-patterned tiles by Patricia Urquiola.

The master bedroom is a versatile expanse which can be extended through acoustic sliding doors through the adjacent bedroom / study and reception beyond, to create a sweeping open-plan space. Access to the large wrap-around decked terrace is through any of three sets of glazed sliding doors at various points in the reception.

At the far end of the room is a wide staircase, also in walnut, ascending to the sixth floor which is laid with Italian basalt. This level is arranged as a single open-plan kitchen, dining room and living room, also with access to a wrap-around terrace on three sides. The kitchen is by Molteni&C, who also created the bespoke bedroom wardrobes, with granite worktops and appliances by Gaggenau.

The apartment is fully air-conditioned, has an integrated audio-visual system, CCTV and electric Venetian blinds throughout.

The property has an excellent bankside location, overlooking Clink Street, a short walk from the Globe Theatre and Tate Modern. Journalist Jonathan Margolis once mused of the immediate area, 'I can think of nowhere in London more enchanting and exciting to live than Clink Street'. London Bridge station is around five minutes' walk for Northern and Jubilee underground lines and National Rail services. The city is within ten minutes' walk.

Tenure: Leasehold Lease Length: 125 years from 2009  
Service Charge: approx. £ 11,000 Ground Rent: approx. £150 per annum

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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”.