

THE MODERN HOUSE



Green Walk, London SE1
Sold

Jam Factory II

This excellent four-bedroom maisonette can be found in The Jam Factory, one of the most outstanding industrial conversions to be completed in London in recent years. Originally dating from 1902 when it was constructed as a factory for Sir William Hartley's famous jam-making company, the building was converted in 2003 to a design by Simpson Haugh architects.

This particular property is one of the largest in the development and occupies a quiet corner with no through-route, resulting in enhanced privacy. Internal accommodation exceeds 2,000 sq ft and is arranged over the raised-ground and lower-ground floors.

Entry is via steel steps to the upper level, an expansive lateral space with engineered-oak flooring, containing a living room, dining room, kitchen, and utility room with separate WC. South-facing glazed double doors with high, arched transom windows punctuate the exposed-brick walls and flood the space with light.

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There four double bedrooms, one situated on a split level and currently used as a studio. The master bedroom has a large walk-in wardrobe and en-suite shower room with walk-in shower. Also on this level is a separate family bathroom. Underfloor heating extends throughout.

The development is gated with a 24-hour porter, and communal gardens with an excellent children's playground. There are residents' parking spaces along the nearby street or parking spaces to rent separately in an underground car park within the development.

The Jam Factory is located around four minutes' walk to Bermondsey Street, home to a large number of independent restaurants and bars, and the White Cube gallery. It is also popular with independent design practices, many of which choose to base their offices in this vibrant area. Borough market is nearby, and the South Bank, Tate Modern and the river are within easy walking distance.

Borough Underground station (Northern Line) is around eight minutes' walk and both London Bridge (Jubilee, Northern and National Rail) and Elephant and Castle (Bakerloo) stations and are within easy reach.

Tenure: Leasehold Lease Length: approx. 980 years Service charge: approx. £7,400 per annum Ground Rent: approx. £150 per annum



*London, South London
Sold*

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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”.