

THE MODERN HOUSE



*London SE1
Sold*

Weller Street

Occupying an excellent position on Weller Street, moments from Borough station and the green open space of Mint Street Park, is this incredibly bright three-bedroom apartment. The property is situated on the first floor of a former Victorian biscuit factory, converted in 2007 to a design by architects Hampson Williams.

Internal accommodation extends to approximately 1,027 sq ft and is accessed via a gated communal courtyard on the ground floor. The apartment is arranged as a large open-plan kitchen, living and dining room, a family bathroom, and three double bedrooms, two with built-in wardrobes, one with en-suite shower room.

The design retains a number of original warehouse features such as exposed brick walls and cast-iron radiators. Swathes of Crittal-style double glazing emphasise the impressive ceiling heights and flood the space with light. Engineered-oak flooring is used throughout.

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Weller Street can be found in increasingly popular Borough, an area synonymous with a growing international food culture and with an array of excellent restaurants and pubs. The brilliant food and drink markets of Mercato Metropolitano and Flat Iron Square are both within five-minutes walk. Borough Market is a short walk to the north, and the bars, pubs and restaurants of Bermondsey Street can be found to the west. In the immediate vicinity are the excellent Terry's Cafe, Flavours of Naples and Chimichurris to name a few. Tate Modern and Shakespeare's Globe Theatre are also within ten minutes' walk.



The flat is within the catchment areas of two 'outstanding' primary schools, namely Charles Dickens and The Cathedral School of St Saviour and St Mary Overy, as well as the independent London Christian School. The Fire Station on Southwark Bridge Road will become a new secondary school by 2019 and will be run by Haberdashers.

The apartment is located just three minutes from Borough station (Northern Line) and within easy reach of London Bridge (Northern, Jubilee and National Rail) and Southwark (Jubilee). The City is within twenty minutes' walk.

Tenure: Leasehold Lease Length: approx. 988 years (999 years from 2007) Service Charge: approx. £4,000 per annum (includes building maintenance and reserve fund) Ground Rent: approx. £75 per quarter



*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”.