

THE MODERN HOUSE



London SE1
Sold

Weston Street II

This spectacular three-bedroom live/work apartment is cleverly configured across six half-levels, with two private roof terraces, a short walk from Borough Market and London Bridge.

Weston Street was designed by Stirling Prize-winning architect Simon Allford of AHMM, on behalf of Solidspace and completed in 2018. The building has won multiple awards, including two RIBA awards, for its set of eight tessellating apartments.

The interlocking plan, effortlessly promotes the flow of light and life across multiple open-plan levels and establishes a style of living that feels at once voluminous and intimate.

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The angular jutting character of the building's façade has been designed to mirror the internal layout of the apartments. This particular apartment is one of the largest in the building; staggered across six half-levels, there are extraordinary shifts in ceiling height, allowing a galleried section of glazing, spanning three storeys on the eastern aspect, to draw natural light deep into the plan. The orientation of the building is south-facing, overlooking a neighbourhood park and conservation area, further amplifying the sense of peace and tranquillity, amidst the cafes, restaurants and conveniences of Bermondsey itself.

Access to the building is gained via a private gated courtyard. The apartment itself has direct lift and stair access to three alternative levels and front doors. The interior communal areas of the building introduce the material palette of shuttered concrete, black herringbone ceramic tiles, oak and bronze-burnished window frames.

The first floor is occupied by a large bedroom with shuttered concrete walls and an en-suite bathroom with marble-topped bath. There is a storage cupboard to one side of the front door on this level. Up half a level, the expansive living room opens out, via glazed doors onto a roof terrace on the southern aspect, while floor-to-ceiling glazing rises up on the eastern aspect. This living space is characterised by 'the library,' a beautiful set of bespoke oak bookshelves stretching up to the level above. The terrace is a wonderful space for al fresco dining in the warmer months. It has views over a neighbourhood park below, but also allows residents to look back at their own building, its intricate brickwork and the jutting balconies to one side, which define the southern façade.

Half a level above the living room there is an open-plan kitchen and dining room. The galleried glazing of the level below, cleverly wraps the eastern façade, drawing wonderful light into these entertaining spaces, chiming beautifully with oak and concrete surfaces. The kitchen has Corian worksurface, as well as integrated appliances and a built-in wine fridge. A utility room and guest WC are positioned to one side.

The level above, is occupied by a large mezzanine. This space has been specifically designed as a home office with bespoke fitted furniture, a double desk and storage spaces. A glass balustrade allows natural light to flood this space, while creating a sense of privacy. The galleried windows make this space dual aspect, with views of the neighbouring warehouse architecture to the east and down over the park, to the south. There is a further bedroom to one side of the work space, with an en-suite shower room and built-in wardrobes.

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A further set of solid oak stairs lead up to the master bedroom. It has a significant en-suite bathroom with double-width sink, a shower and a marble-topped bath. There is another roof terrace a half-level above, which wraps the plan and has breath-taking views of the London skyline, including the Shard and the surrounding warehouse rooftops of London Bridge. There is ample space here for outdoor dining, high above the city bustle below.

Weston Street is situated in the heart of Bermondsey, a creative and culinary hub, popular with the creative community. 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 wine bar, bakery and restaurant, has recently opened in the market.

Bermondsey Street is even closer and 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 market is home to an excellent food market as well as the natural wine importer Gergovie Wines. There are free public tennis courts in Tanner Street Park.

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

Tenure: Leasehold Lease Length: approx. 246 years remaining Service Charge: approx. £6,000 per annum (this figure is expected to be significantly lower in the coming years) Ground Rent: approx. £350 per annum Council Tax Band: G

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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”.