

THE MODERN HOUSE



*London SE1
Sold*

Weston Street

This contemporary two-bedroom duplex apartment is positioned on Weston Street, a short walk from Borough Market and London Bridge. Designed by Stirling Prize-winning architect Simon Allford of AHMM, on behalf of Solidspace, the building has won multiple RIBA awards for its set of eight tessellating apartments.

The building's stepped massing was designed in response to the differing scales and eclectic architectural styles of the area, while the brickwork façade and metal windows reference the warehouse aesthetic of this historic part of the city.

The angular, jutting character of the façade is mirrored in the internal layout of the apartment, which are staggered across multiple half levels, allowing for dramatic shifts in height and volume. Natural light is drawn deep into the plan from the south-facing aspect which overlooks Guy Street Park and conservation area, a peaceful green space amidst the cafes restaurants and bars of Bermondsey.

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Access to the building is gained via a private gated courtyard. This area has a purpose storage space for residents' bikes. The interior communal areas of the building introduce the material palette of shuttered concrete, black herringbone ceramic tiles, oak and bronze-burnished window frames.

Entry to the apartment is gained on the second floor. The internal layout is split across four half levels. The design draws from a tactile palette of shuttered concrete and oak parquet, marrying industrial grandeur with warmth and intimacy across the apartment's split levels. A utility room and WC are positioned to one side of the entrance and lead on to an open-plan kitchen and dining room. Work surfaces are of Corian and include integrated moulded splash-backs. There is also a built-in wine fridge.

Above the dining room, occupying a large mezzanine, is a home office which could easily be used as further reception room. It has wonderful views overlooking the park. Below, a further set of oak stairs lead down half a level to the living room; this room is characterised by 'the library,' a beautiful set of bespoke oak bookshelves. The living room also has access via glazed doors onto the apartment's spacious terrace. These private outdoor spaces define the building's rear façade; the terraces above jut out of the elevation like tiered viewing platforms. These outdoor spaces are designed to offer views out over Guy Street Park, but also to allow residents a view back, towards their own building, its intricate, angular brickwork and London's iconic skyline above.

The master bedroom occupies the lowest level of the apartment. It has an en-suite bathroom, built-in wardrobes and faces a quiet courtyard at the rear of the building. A guest bedroom, also with en-suite bathroom, is positioned half a level above with direct views onto the terrace.

Weston Street is situated in the heart of fashionable 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.



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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: 247 years remaining
Ground Rent: approx. £250 per annum Parking: None
Council Tax Band: F (approx. £1,450 per annum) Service Charge: approx. £4,500 per annum. The charge covers buildings insurance, freeholders' administration or management charges, cleaning services, a storage unit, residents' bike store, communal garden maintenance and the running of CCTV. There is also provision for a sinking fund.



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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”.