

THE MODERN HOUSE



Hopton Street, London SE1
£850,000 Leasehold

Gallery Lofts

This impeccably designed one bedroom apartment sits on the fourth floor of the iconic Bankside Lofts development on the South Bank. Designed by Piers Gough in 1998, this is one of the preeminent architect's most celebrated and widely known buildings. A minimalist aesthetic prevails within the interior spaces, which sees the masterful combination of Douglas Fir, smooth concrete and stainless steel creating a harmonious backdrop against the uninterrupted views of St Paul's Cathedral opposite. The building is within walking distance from some of London's most iconic landmarks, including the Tate Modern, Shakespeare's Globe and Borough Market, many of which can be seen from the communal roof terrace.

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The Architect

Piers Gough studied at the Architectural Association and co-founded CZWG in 1975 with Nick Campbell, Rex Wilkinson and Roger Zogolovich; he is widely regarded as one of Britain's leading postmodernist architects. British Postmodernism has often allowed for eclectic decoration, but Gough's unique style combines a sophisticated understanding of architectural tradition alongside formal control and wit. He was awarded a CBE in 1998, and from 2013 to 2017, he was a Professor of Architecture at the Royal Academy Schools.

The Building

The Bankside Lofts development was designed and completed between 1995 and 1998 by Gough in collaboration with the Manhattan Loft Corporation and is considered one of London's most distinct landmarks. It comprises a set of converted and new buildings centred around a raised communal terrace filled with Japanese maple trees. The apartment sits in a loft building with floor-to-ceiling glass windows angled to gain views over the river, the City and St. Paul's. Positioned on the site of a former Victorian cocoa warehouse, the building has uninterrupted views towards the Tate Modern and South Bank.

The Tour

The apartment can be accessed by lift or staircase via an immaculate communal reception area that also has 24-hour porterage. Sitting on the fourth floor, the apartment has been beautifully configured to harness exceptional natural light, while the interiors create a striking and coherent sense of minimalism and flow.

The entrance opens onto a long corridor leading directly to an open-plan living, kitchen and dining space. Wide-plank Dinesen floorboards elongate the room, adding a warmth to the overall palette. Floor-to-ceiling glazing frames spectacular views towards St Paul's, which sits just off-centre.

A recessed kitchen spans the length of the wall opposite, with understated white cabinetry and stainless steel work surfaces, echoing the fabric of the original building with its exposed concrete panels and zinc-framed windows.

The bedroom sits at the rear of the plan, behind the living spaces, and can be accessed on either side, where cleverly placed shadow gaps ensure a sense of volume and height. A heated concrete floor grounds the space in contrast to the white-washed walls, which continue here. A recessed section of wall adds a natural focal point for the room while adding a practical in-built bedside table. There is plenty of storage in the form of full-height bespoke cabinetry.

The bathroom sits adjacent, also with a heated concrete floor, floating fixtures and appliances. A step-in Roman bath lies behind a glass screen, while a walk-in shower sits on the opposite side.



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Outdoor Space

The apartment has access to a spacious communal roof terrace, beautifully planted with an abundance of Japanese trees. Tables and chairs are dotted around the space, offering multiple vantage points to sit and enjoy expansive views across the South Bank. A well equipped 24 hour gym is also in the building.

The Area

Bankside Lofts occupies a sought-after location on the South Bank next to the River Thames. Tate Modern, with its exceptional new wing, is directly opposite. Borough Market and the bars and restaurants of the South Bank, as well as the Hayward Gallery and the National Theatre, are all on the doorstep. There is a particularly good arts bookshop at the base of the building and various private art galleries nearby. A number of good food and coffee outlets have recently opened up in the Blue Fin Building, only a short walk away. The City can also be reached on foot via the Millennium Bridge.

The closest Underground stations are Blackfriars (District and Circle Line) and Southwark (Jubilee Line). London Bridge (Northern and Jubilee) and Waterloo (Jubilee, Northern and Bakerloo Lines), which also offer mainline rail services to the south of England, are within walking distance. Blackfriars Thameslink entrance is only a minutes' walk from the apartment and runs direct lines to Farringdon in approximately 5-10 minutes and Gatwick airport in 35 minutes.

Tenure: Leasehold Lease Length: approx. 974 years remaining Service Charge: approx. £5,000 per annum Ground Rent: approx. £300 per annum Council Tax Band: G

Secure underground car parking is available by separate negotiation.

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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”.