

THE MODERN HOUSE



Shad Thames, London SE1
Sold

Java Wharf

This fantastic two-bedroom apartment sits on the fourth floor of Java Wharf, a handsome Grade II-listed building in Shad Thames, Southwark. The former warehouse rests on the western bank of the river Neckinger, a tributary of the Thames, and has long-reaching views along the water through original warehouse windows and from an expansive roof terrace. Its riverside position means a sense of calm pervades the apartment, and the history of the building is palpable in both the interior and exterior. There is a secure car parking space included and bike storage on-site; a boardwalk runs along the tributary with moorings available.

The Building

The apartment is situated on the historic Shad Thames, home to London's largest former warehouse complex. Completed in the late 19th century, the area was informally known as 'the larder of London' because it was used to store large quantities of tea, coffee (hence Java Wharf), spices and other commodities transported across London by river boats. For more information, please see the History section.

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The Tour

The door to the apartment opens into a spacious hall and into the main reception room. This open-plan kitchen, living and dining room is triple-aspect with riverside views from every window. A tactile industrial vernacular of exposed brick walls and original warehouse windows reference the building's rich history, here, and throughout the apartment. The living area is currently arranged in the centre of the room with the dining area at the far end, although this versatile space could suit a variety of configurations. From this room, floor-to-ceiling windows open out onto a large terrace, and a glazed door opens onto a balcony.

The kitchen at the back of the room is demarcated by a dark blue island topped with marble; an overhang for stools to be placed underneath. Matching cabinetry runs along the rear wall and houses a stainless-steel sink. Open shelving made from scaffolding pipes creates extra storage space and further adds to the industrial aesthetic. A utility room sits off the kitchen.

The exposed brick continues in the main bedroom and contrasts with a wall painted bottle green. Further original windows with bespoke shutters allow light to flood the room. An en suite bathroom with a walk-in shower is clad in white metro tiles. Here, a terrazzo shelf with a mirror behind is lit by nautical-style wall lights, referencing the apartment's waterfront position.

The second bedroom has a scheme that mirrors the first, but rather than bottle green, here blue complements the brick. A further door opens to the balcony, and built-in cupboards with taupe-coloured doors create storage.

The main bathroom, with a bath with an overhead shower, lies off the hall and is laid with concrete-effect porcelain floor tiles. Slate lines the walls.

Outdoor Space

A set of sliding doors in the kitchen, dining and living room open onto a large secluded terrace. Laid with flagstones, it has plenty of space for a large dining table and chairs, making it the perfect spot for outdoor entertaining. Views from along the Neckinger towards the ever-changing Thames vista are spectacular. The space has been planted with bamboo, acer and ferns with scope for additional greenery.

The Area

Java Wharf occupies an enviable position on the banks of the tributary flowing towards the Thames. There are walks along the southern bank of the river and a 15- minute stroll east leads to the green open spaces of King's Stairs Gardens, where there are dedicated areas for picnics along with a children's playground and areas for dog walking. The larger Southwark Park sits just below King's Stairs Gardens and has expansive lawned areas, a boating lake, a cafe and sports facilities.

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Bermondsey Street is a 10-minute walk west and has undergone a significant transformation over the previous quarter of a century; White Cube Bermondsey, Zandra Rhodes' Fashion & Textile Museum, and excellent restaurants, including Café Murano, Pizarro, Jose Tapas, Casse Croute and Pique-Nique are all present. There is a multitude of other pubs, bars, cafes and retailers on the street.

Tanner Street Park unfolds just before Bermondsey Street and provides a green oasis as well as four community tennis courts. One block west is the landscaped Leathermarket Gardens, off Leathermarket Street.

Java Wharf is well placed for access to the public transport network. London Bridge Station (Jubilee and Northern Lines and national rail services) lies just over a 10-minute walk to the west, and Borough Station (Jubilee line) is equidistant to the east.

Tenure: Leasehold plus Share of Freehold Lease Length: approx. 975 years remaining Service Charge: approx. £7,000 per annum Ground Rent: Peppercorn Parking: There is secure residents parking on site. Council Tax Band: C

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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”.