

THE MODERN HOUSE



Hopton Street, London SE1
£895,000 Leasehold

Bankside Lofts IV

This wonderful loft apartment, designed by the preeminent Piers Gough, is on the first floor of Bankside Lofts, one of the architect's most celebrated buildings. The apartment has all the hallmarks of postmodern minimalist living, from striking Crittall windows to stainless steel finishes and clean architectural lines. The building is within walking distance from some of London's most iconic landmarks, including the Tate Modern, Shakespeare's Globe, Borough Market and the South Bank.

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.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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The Building

Bankside Lofts was designed and completed between 1995 and 1998 by the award-winning architect Piers Gough in collaboration with the Manhattan Loft Corporation. On the site of a former Victorian cocoa warehouse, the building comprises a striking yellow ochre tower, predominantly glass-fronted, framing uninterrupted views towards the Tate Modern and South Bank. A spacious terrace lies on the first floor, filled with Japanese maple trees, with plenty of tables and chairs to enjoy the view. Unusually, each apartment within the building is designed to be completely unique. There is also a fully serviced lift on the ground floor and an extensive gym in the basement.

The Tour

The apartment can be accessed by a lift or a staircase via the spectacular communal reception area, executed mainly in futuristic stainless steel. There is also 24-hour porterage.

The entrance is on the first floor, where the front door opens directly into an exceptionally bright kitchen and living space. Arranged predominantly in an open plan, vast Crittall windows span the width and height of the rear wall, emphasising the double-height section of this room and framing views across a quiet leafy square and the Tate Modern opposite.

A minimalist, stainless steel kitchen lies adjacent to the front door with a cleverly positioned island, creating an excellent vantage point for cooking and entertaining while effectively demarcating this area from the living and dining space. Alcove shelving within the walls creates easily accessible storage while highlighting the crisp postmodern architectural features that prevail. There is also a useful larder cupboard on this level.

A curved limestone-tiled staircase with a brushed-steel balustrade leads from the reception room to the mezzanine, which houses the bedroom with a spacious walk-in wardrobe. There is also a smaller room on this floor that could easily be configured as a study. The neutral shower room is predominantly clad in small white square tiles with mirrors above, concealing additional storage space reflecting light into the room.

There is also a secure, 24-hour CCTV-covered underground car park space available by separate negotiation.

Outdoor Space

The apartment also 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 the expansive views across the South Bank.



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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 art 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 minute's 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. 971 years remaining Service Charge: Approx. £5,000 per annum (this covers cleaning services, a gym, the communal garden, a 24 porter, the bike store and a sinking fund) Ground Rent: Approx. £150 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”.