

303 Cinnamon Wharf

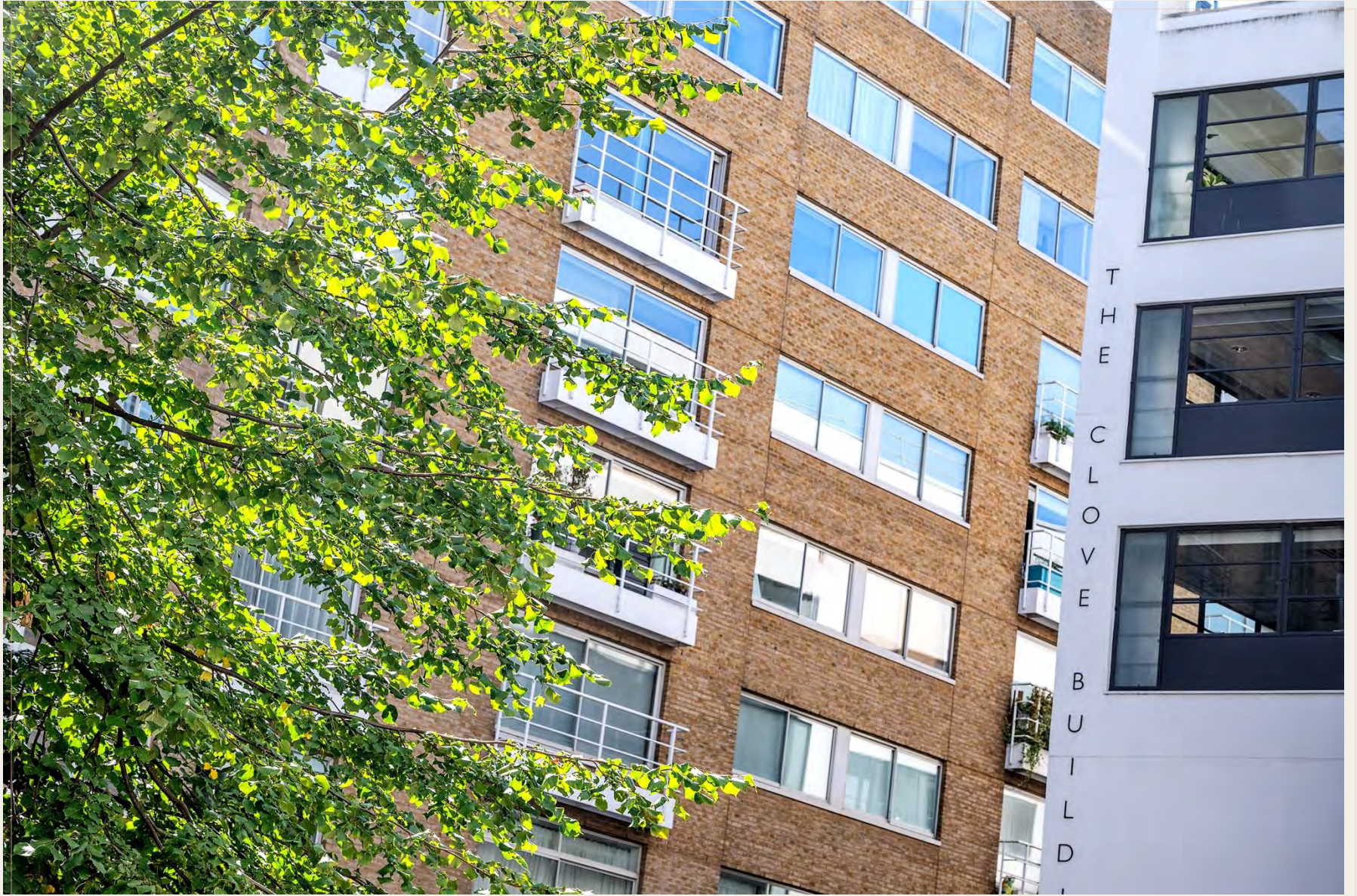
Shad Thames | Bermondsey SE1



| *tavistock*bow

This beautifully presented two-bedroom apartment offers approximately 1080sqft of bright west-facing lateral space, combining generous proportions with considered design, a modern neutral colour palette and the added benefits of a 24hr Concierge, large communal roof terrace and secure underground car parking space.





Originally constructed in 1873, Cinnamon Wharf formed part of a series of purpose-built riverside warehouses along St. Saviour's Dock. Designed to store tea, coffee, spices and other valuable imports, these vast brick structures earned the district its moniker as the 'Larder of London'.

For almost a century they stood at the centre of global trade, with Cinnamon Wharf reputedly holding the city's supply of the spice from which it takes its name. The original Victorian warehouse was demolished and rebuilt in the mid-20th century, continuing in commercial use until the docks finally closed in 1972.

By the early 1980s the building stood largely empty, emblematic of Shad Thames' industrial decline but also attracting a small artistic community to its cavernous spaces.

In 1987, Conran Roche — the practice co-founded by the late Sir Terence Conran, now Conran & Partners — led the ambitious regeneration of the site as part of the Shad Thames masterplan, including the once-adjacent Design Museum that opened in 1989.

Their extensive conversion preserved the robust character of the wharf while reimagining its interiors as contemporary apartments. This pioneering project was part of a wider transformation that established Shad Thames as one of London's most distinctive riverside neighbourhoods for design-savvy Londoners.





Today, Cinnamon Wharf remains one of SE1's most sought-after addresses — a building that carries the legacy of London's mercantile past while embodying the design-led regeneration that has defined the South Bank's revival.



Features

- Modern Lateral Apartment
- Third Floor
- Two Double Bedrooms
- Bathroom & Guest Shower Room
- Semi-Open Plan Kitchen
- 24h Concierge
- Secure Car Parking & Cycle Store
- Passenger Lift
- Resident's Roof Terrace with 360 Degree London Views





The apartment is entered via a welcoming L-shaped reception hallway that runs through the centre of the apartment, opening onto all rooms and featuring a beautiful stainless steel-topped workstation, ideal for home working and a lovely contrast to the natural oiled timber flooring.









There is plentiful storage throughout the apartment, including two useful utility cupboards off the main hallway, as well as a recently re-fitted contemporary bathroom and separate guest shower room.



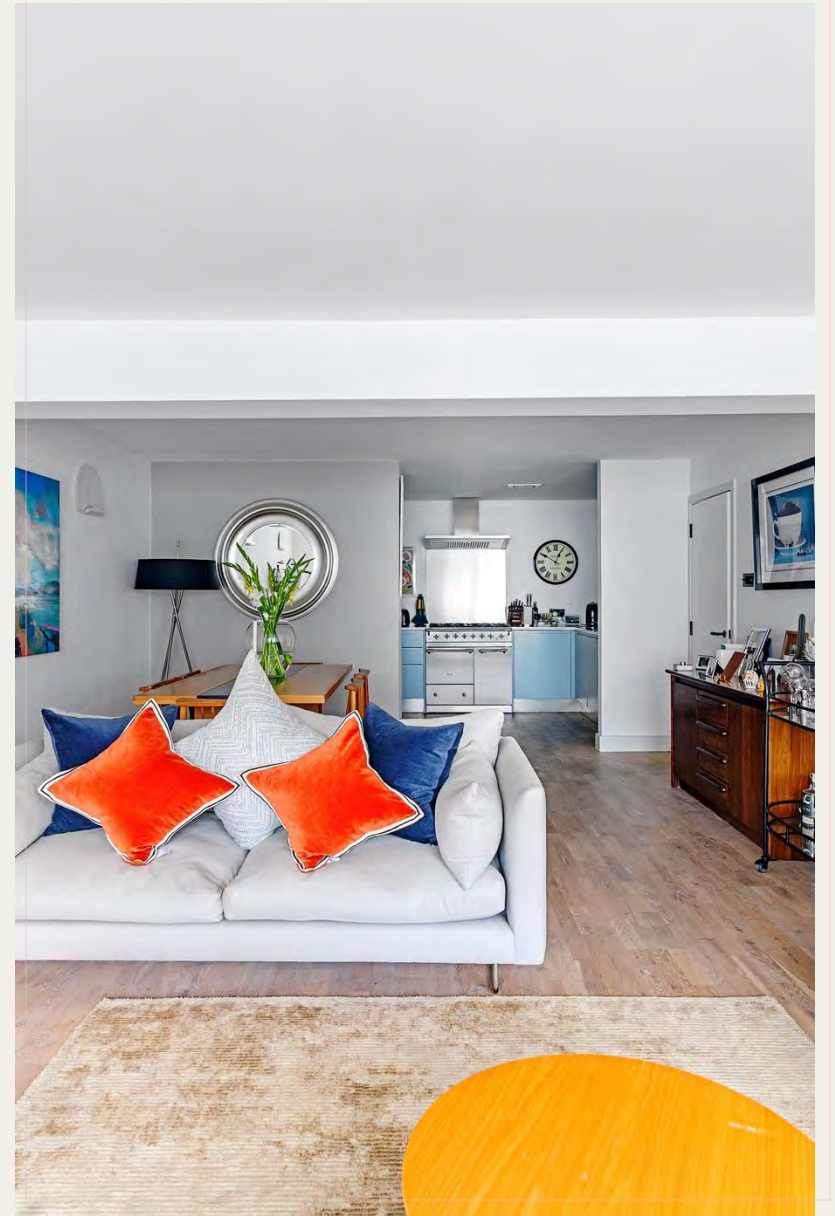


The expansive principal reception room is framed at one end by original floor-to-ceiling windows, creating a light-filled space with a generous dining area that leads to a large well-appointed semi-open plan kitchen.









The dining area is large enough to accommodate a table for at least six, with ease of access to the semi-open plan kitchen, making it the perfect space for entertaining.







The modern kitchen features contemporary units on three sides topped with contrasting white composite worktops, handsome stainless-steel appliances and a separate prep-area and coffee station, along with a full-height larder-style cupboard.







The well-proportioned principal bedroom faces West, benefitting from full-height windows bathing the space in light and features handsome period-style cast-iron radiators and built-in wardrobes.





The second bedroom is also a well-proportioned double, again with full height windows, cast iron radiator and built-in wardrobes.





Cinnamon Wharf is served by a 24hr concierge, located in the impressive reception foyer that harks back to the building's original mid-century origins with its marble clad walls & floors

There are a number of passenger lifts serving all floors, along with a large communal roof terrace for the exclusive use of residents.

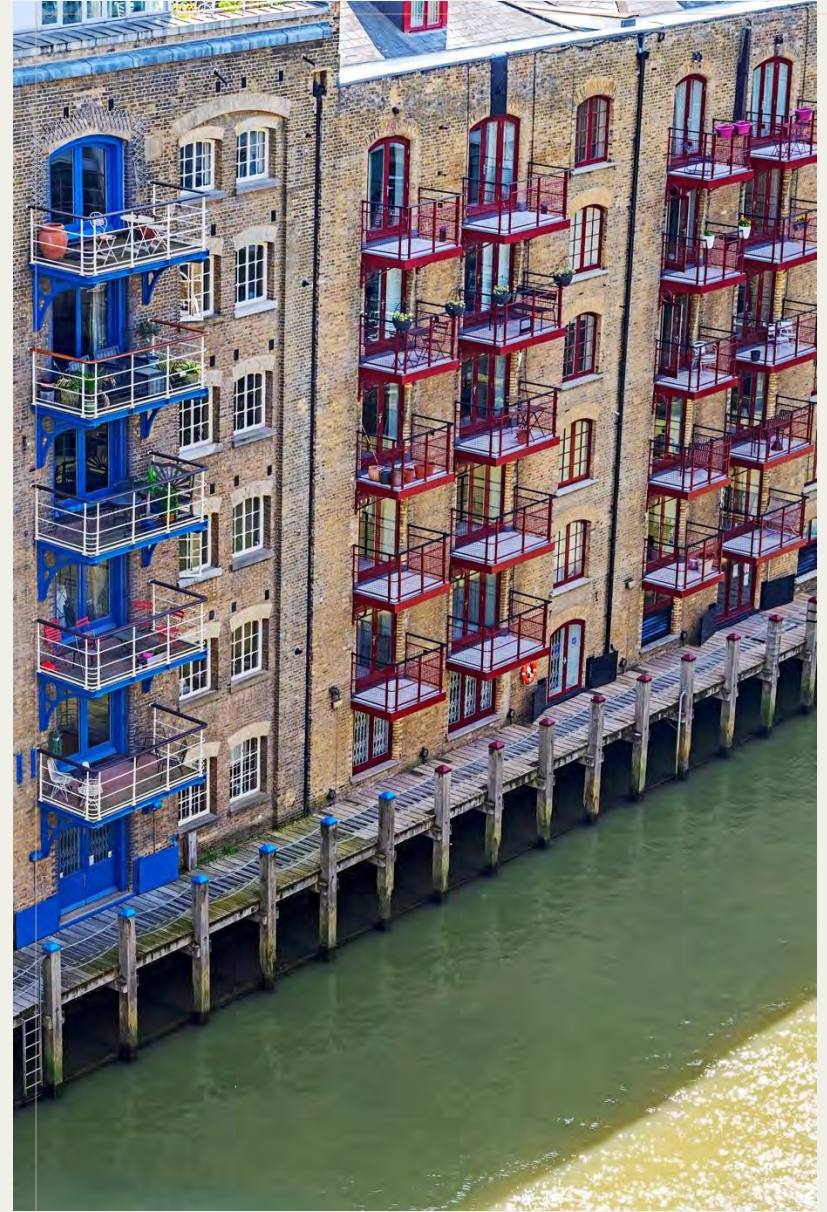




The roof terrace offers panoramic views over the rooftops of London's South Bank towards both the City just across the river and Canary Wharf to the east, with swathes of the Thames visible from numerous vantage points, as well as views directly over the water and historic warehouses of St. Saviour's Dock.

There is also a two-level car park under the building including a cycle storage area.





Downstream of Tower Bridge on London's South Bank, Shad Thames balances centuries of industrial heritage with a modern lifestyle. Once the warehouse district that kept Victorian London fed, today these cobbled lanes and striking iron bridges are home to independent restaurants, creative studios, and some of the capital's most characterful riverside apartments. Shad Thames itself remains one of the city's most evocative streetscapes, lined with handsome brick warehouses whose overhead walkways connect a mix of stylish homes, boutiques, and restaurants. At its heart is Butler's Wharf, now a lively hub of riverside dining, with Tower Bridge forming a dramatic backdrop.

Nearby Bermondsey has carved a reputation as a destination for food and drink. The village-like atmosphere of Bermondsey Street brims with artisan bakeries, contemporary dining rooms, and one-off boutiques as well as buzzing pubs including the Woolpack and The Garrison. The White Cube gallery and the Fashion & Textile Museum originally founded by Dame Zandra Rhodes add a contemporary art & fashion edge, cementing the area's creative spirit. The 'Bermondsey Beer Mile' and popular Maltby Street Market stretches east beneath railway arches alive with artisan breweries, taprooms, wine bars, street food vendors and independent restaurants and coffee shops.

For residents, the appeal lies as much in lifestyle as in architecture. Strolls along the Thames Path offer views across to the City and Canary Wharf, while green squares and converted warehouses provide a sense of community rooted in history yet alive with modern energy. Borough Market and Bankside's cultural institutions are an easy walk away, while Bermondsey Underground and London Bridge station offer swift connections across the capital and beyond, as well as regular boat services from Butler's Wharf Pier





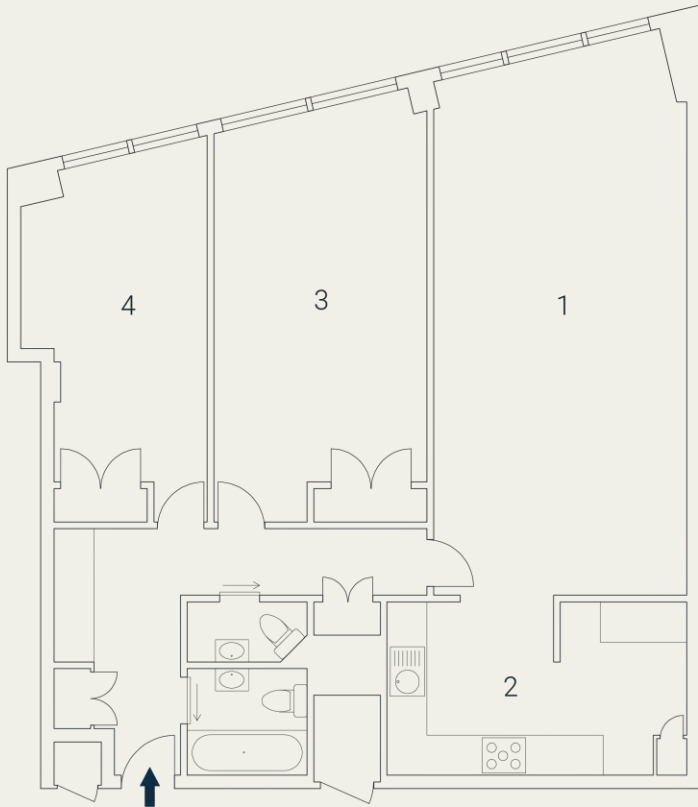
floorplan

Cinnamon Wharf, SE1

Approximate Gross Internal Area 100.3 sqm/ 1080 sq ft

Third Floor

1 Living / Dining 8.57 x 3.80M 28'1" x 12'6"	2 Kitchen 4.47 x 2.63M 14'8" x 8'8"	3 Bedroom 6.44 x 3.06M 21'2" x 10'	4 Bedroom 5.76 x 2.78M 18'11" x 9'1"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

epc

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

terms

- Tenure – Leasehold with Share of Freehold
- Local Authority | London Borough of Southwark
- Council Tax Band: E | £2,295.21 (2025)
- Service Charge: £7,962.84 per annum
- Ground Rent: £peppercorn

guide price

£1,050,000 subject to contract



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about us

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



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