AUCOOT

ADDRESS

Le Cinecube, Rotherhithe, London SE16

PRICE

£3,000,000

ARCHITECT

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INFORMATION

Tucked away within a private gated mews just off Brunel Road, this expansive former factory sits quietly between Bermondsey and Canada Water. Totalling over 5,100 sq ft, the home unfolds across three principal levels and has been thoughtfully reimagined by its current owners, balancing robust industrial heritage with refined, contemporary interventions.

At the top of the house, a voluminous open-plan space is framed by walls of U-profile glazing, drawing in soft, consistent light throughout the day. A suspended log burner anchors the room, which extends seamlessly to a 30ft roof garden via full-width bi-fold doors. A modular summer kitchen completes the space, ideal for both quiet retreat and informal gathering.

A sculptural steel staircase connects the upper and mid-levels. On the first floor, a generous primary suite spans the width of the building, with Crittall glazing creating a subtle division between sleeping and bathing zones. A freestanding bath, gas fire, and dual sinks introduce a sense of calm luxury, while a sliding pocket door conceals a utility room. A second bedroom and seating area—both lined with the same architectural glazing—bookend this floor.

The kitchen and dining space stretches nearly 40 feet, tapering elegantly to a floor-to-ceiling red-framed window that punctuates the façade. Corian surfaces and appliances by Gaggenau and Siemens offer a quietly functional backdrop for daily living.

On the ground floor, the layout is arranged for flexibility, allowing the space to function as a self-contained apartment when required. Two bedrooms, a shower room, and private entrance create separation, while a further en-suite bedroom and two guest WCs are accessed from the main hallway. A bespoke nine-seat cinema, fitted with a Steinway & Sons cinematic sound system, adds a rare layer of luxury to this level.

Outside, a cobbled, south-facing courtyard sits at the front of the house, offering secure off-street parking for two vehicles.

EPC

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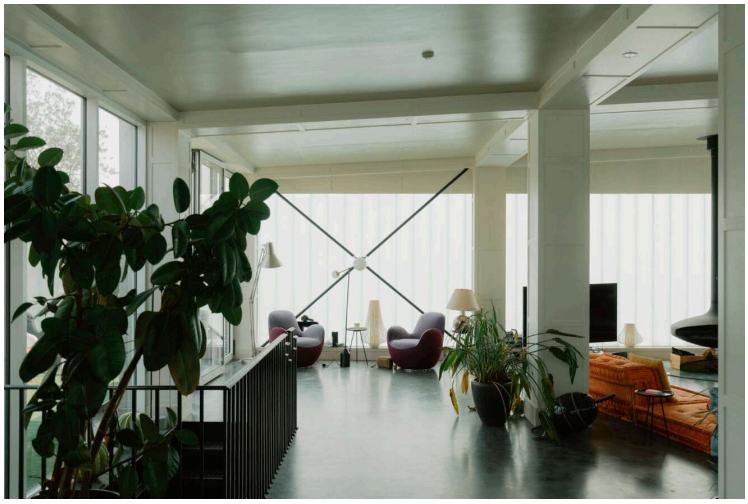

BRUNEL ROAD, LONDON, SE16

Total Internal Area = 4958 sq ft / 460.7 sq m
Terrace = 636 sq ft / 59.1 sq m
For identification only - Not to scale

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RICS Property Measurements Standard