



# Aston Webb House

Tooley Street, SE1

Asking Price £1,100,000

Nestled within a Grade II listed building that was once the headquarters of Boord & Son's distillery, this exceptional 1,295 sq/ft split-level apartment offers an exquisite blend of historic charm and modern living.

Designed by the renowned architect Aston Webb, best known for the façade of Buckingham Palace, this building is a true architectural gem.

On entering the building, you arrive at a stunning roof top atrium and grand central staircase. As you enter the property from the first floor you are welcomed by the original parquet flooring, which leads into a grand living area, an ideal space for both relaxation and entertaining. The high ceilings and expansive windows allow an abundance of natural light to flood the space, creating a bright, airy atmosphere. The living room truly serves as the centrepiece of the property. The upper floor also features a separate kitchen/Diner, which benefits from large windows, ensuring the cooking space is equally bathed in natural light. A separate W.C. completes the upper level.





# Aston Webb House

Tooley Street, SE1

- Split Level Apartment
- Two Large Double Bedrooms
- 1700+ Sq/ft in total
- Two Bathrooms
- Separate W.C
- Cast Iron Spiral Staircase
- Original Parquet Flooring
- 400 sq/ft Basement
- 4 Storage Units
- Minute's Walk To London Bridge Station & The River Thames
- Grade II Listed



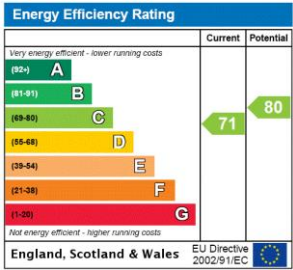


Descending the stunning spiral staircase, you'll find two generously sized Double bedrooms, both with built-in storage. One bedroom enjoys its own en-suite bathroom, while the family bathroom serves the second bedroom. Ample storage space further enhances the practicality of the home. Flat area is 1295 sq ft with self-contained basement room of a further 400 sq ft and spacious enough to accommodate a full-sized snooker table, the ideal space for private retreat, gym, wine cellar, library or any combination.

Additionally, the apartment includes four separate storage units in the basement of the building, a rare and valuable feature in this converted distillery. The building itself offers a lift for ease of access and boasts two communal roof terraces, ideal for outdoor relaxation. Recent extensive maintenance works on the exterior of the building have been completed, at no cost to future owners, ensuring long-term peace of mind and a well-preserved property.

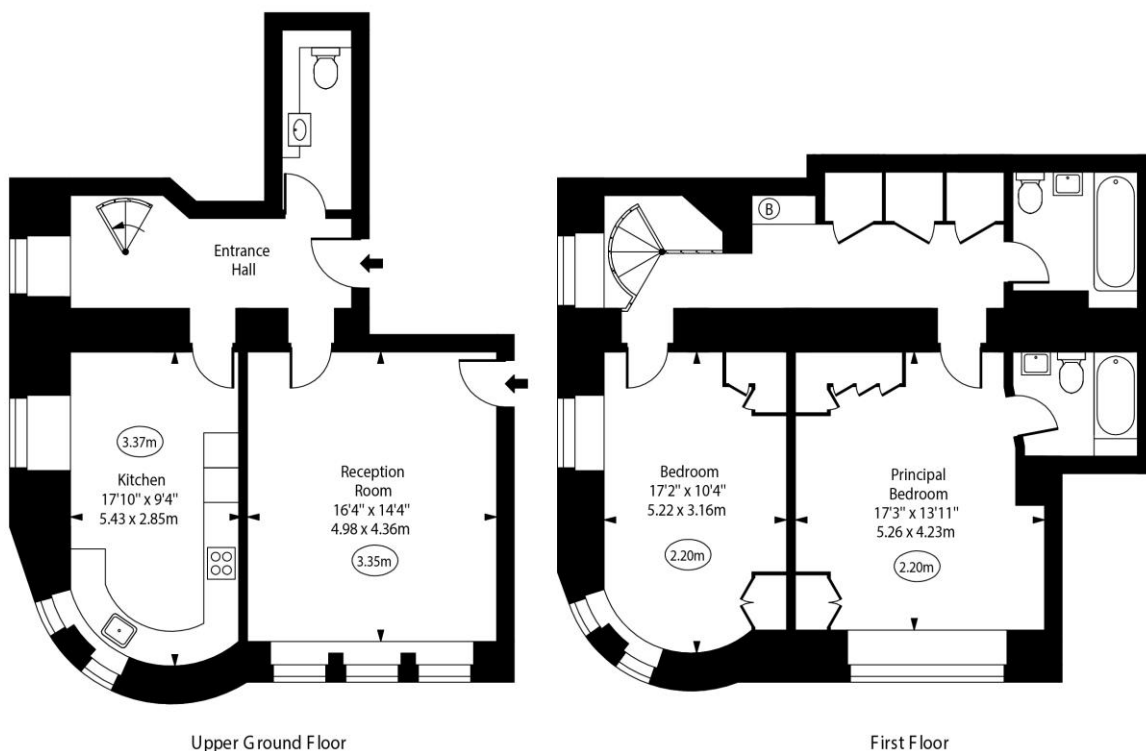
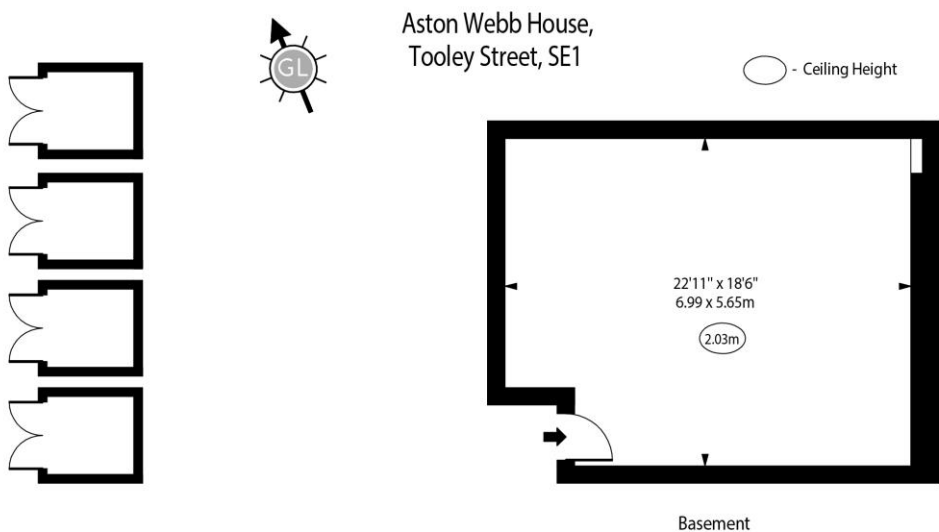
Aston Webb House is ideally located just a short walk from River Thames & London Bridge Station (serving the Jubilee and Northern lines), Borough Market, and the vibrant Bermondsey Street. The area is rich in dining, entertainment, and cultural landmarks, including The Shard and Shakespeare's Globe Theatre. With the City and South Bank within easy reach, this apartment offers the perfect balance of style, comfort, and a truly unbeatable location.

**Tenure:** Share of Freehold 992 years 10 months  
**Service Charge:** £5500 approx.  
**Ground Rent:** £0  
**Local Authority:** Southwark Council  
**Council Tax Band:** G



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Approx Gross Internal Area    1292 Sq Ft - 120.03 Sq M

(Excluding Basement & Outbuildings)

Basement Area    410 Sq Ft - 38.09 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 026579F

