



# Mill Street

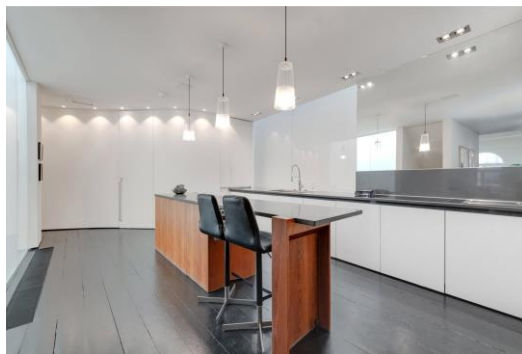
London, SE1

Asking Price £1,600,000

A fabulous three-bedroom, three-bathroom warehouse conversion. Features include a very large reception with vaulted ceilings, wooden flooring, roof terrace, atrium and open plan kitchen.

Boasting an expansive area exceeding 2374 sq/ft, including its inviting terraces, this extraordinary loft apartment showcases the artistic vision of renowned architect Paul McAneary. Upon entering, the living room immediately captivates with its generous proportions, spanning approximately 1000 sq/ft. The room emanates a remarkable sense of space and grandeur, enhanced by vaulted ceilings, wooden beams, skylights, and elegant hardwood flooring. Additionally, a balcony with commanding views of The Shard graces this room, leaving an indelible impression. The adjacent open plan kitchen seamlessly integrates modern appliances, an island/breakfast bar, an integrated American fridge freezer, ample storage, and a convenient guest W.C. Ascending to the next level, one encounters Bedroom three, currently configured as a versatile summer lounge, thoughtfully designed to accommodate a king size bed. This room features floor-to-ceiling bi-fold glass doors, complete with integral blinds, leading to terrace one, where an outdoor kitchen, barbecue, and pizza oven await. A second terrace provides access to the rooftop space, offering a serene retreat.

**CHESTERTONS**



# Mill Street

## London, SE1

- Architecturally Designed
- Three Bedrooms
- Three Levels
- Fabulous Space
- Roof Terrace
- Feature Glass Atrium
- Long Lease



The lower level of the apartment reveals a substantially proportioned master bedroom, complete with a walk-in wardrobe and a sumptuous ensuite bathroom. Additionally, a second bedroom with an ensuite bathroom and built-in wardrobes offers luxurious comfort. Connecting these bedrooms are four floor-to-ceiling fitted wardrobes, providing abundant storage space. Notably, the apartment's two entrances offer the potential to create a fourth bedroom, a self-contained studio, or a one-bedroom flat. A captivating atrium stretches through the apartment, connecting the ensuite bathroom with the skylights above. This striking feature incorporates vast panels of smart glass, representing the largest installation of its kind in the UK. With a simple adjustment, the owner can transform the glass from opaque privacy screens to transparent panes, effortlessly augmenting the sense of space and luminosity within the rooms. Encompassing an array of exceptional features, this apartment stands as a truly unique offering, perfect for hosting memorable gatherings.

Its prime location places it moments away from The Thames, Shad Thames, Maltby Street, Borough Market, Bermondsey Street, and the Bridge Theatre. Superb transport links are readily available at London Bridge Station, Bermondsey Tube, Tower Gateway DLR, and Tower Hill Station, ensuring convenient connections throughout London.

**Tenure:** Leasehold 115 years 5 months

**Service Charge:** £2003 p.a

**Ground Rent:** £40 p.a

**Local Authority:** Southwark Council

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (94-100)		
<b>B</b> (81-93)		
<b>C</b> (69-80)	69	72
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Tower Bridge Sales*

220 Tower Bridge Road

Tower Bridge

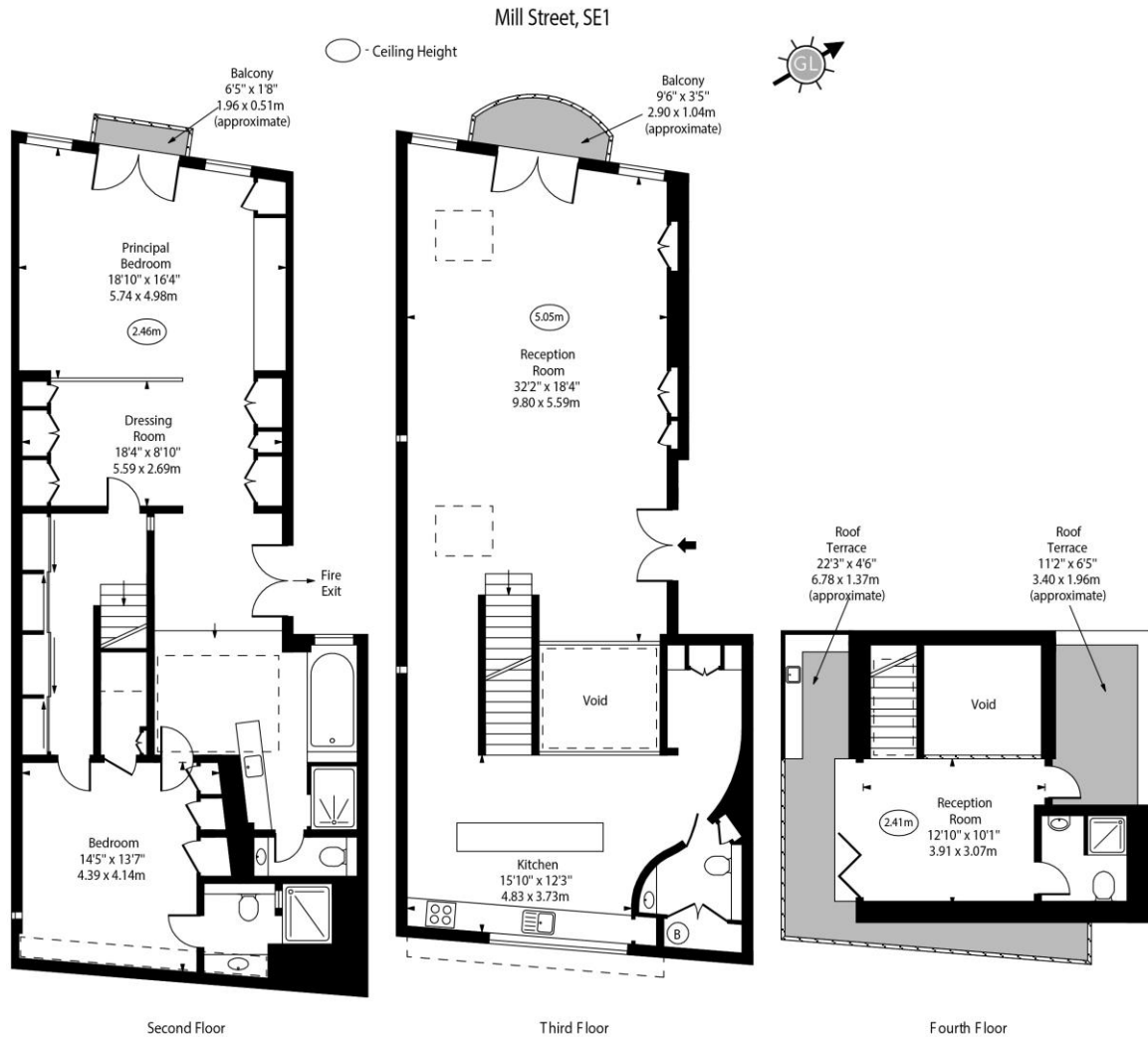
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Approx Gross Internal Area    2374 Sq Ft - 220.54 Sq M  
(Excluding Voids)

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.  
Measured according to the RICS IPMS 2. Not To Scale.  
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Ref. No. 027703K