



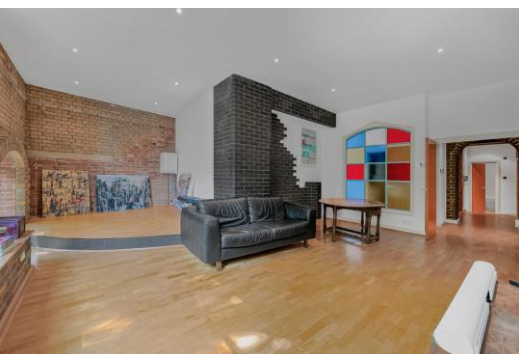
Boss House

2 Boss Street, SE1

Asking Price £700,000

Stunning Warehouse Conversion Apartment in Shad Thames with Soaring Ceilings, Exposed Brickwork, and Secure Parking

CHESTERTONS



Boss House

2 Boss Street, SE1

- Spacious 875 sq ft warehouse conversion
- High ceilings with exposed brickwork
- Large feature windows flood natural light
- Potential to add second bedroom
- Separate fully fitted modern kitchen
- Secure underground parking included
- 24-hour concierge and security services
- Prime Shad Thames riverside location



This exceptional apartment within the iconic Boss House development offers a captivating blend of industrial character and modern living in one of London's most vibrant riverside locations. Spanning 875 sq ft, the home features soaring high ceilings and large feature windows that flood the space with natural light, beautifully showcasing the exposed original brickwork that reflects the building's rich warehouse heritage. The spacious reception room is designed to create distinct living and dining areas, perfect for entertaining and day-to-day living, with the added potential to convert part of the space into a second bedroom, ideal for growing households or flexible working arrangements. The double bedroom includes a generous walk-in wardrobe, while the separate kitchen is fully fitted with contemporary appliances. Additional highlights include a well-appointed family bathroom and clever storage solutions tucked away in the entrance hallway.

Nestled in the heart of Shad Thames, this characterful apartment benefits from secure underground parking alongside 24-hour concierge and security services, providing peace of mind and convenience. Residents enjoy immediate access to a bustling array of cafés, bars, and restaurants set against the picturesque backdrop of the Thames waterfront. Transport links are superb, with London Bridge, Bermondsey, and Tower Hill stations all within easy reach, connecting you swiftly to the City, Canary Wharf, and beyond. This property represents a unique opportunity to experience quintessential London living in a stunning warehouse conversion steeped in historic style.

Tenure: Leasehold 95 years

Service Charge: £5400 pa

Ground Rent: £400 pa

Local Authority: Southwark

Council Tax Band: E

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

Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

SE1 2UP

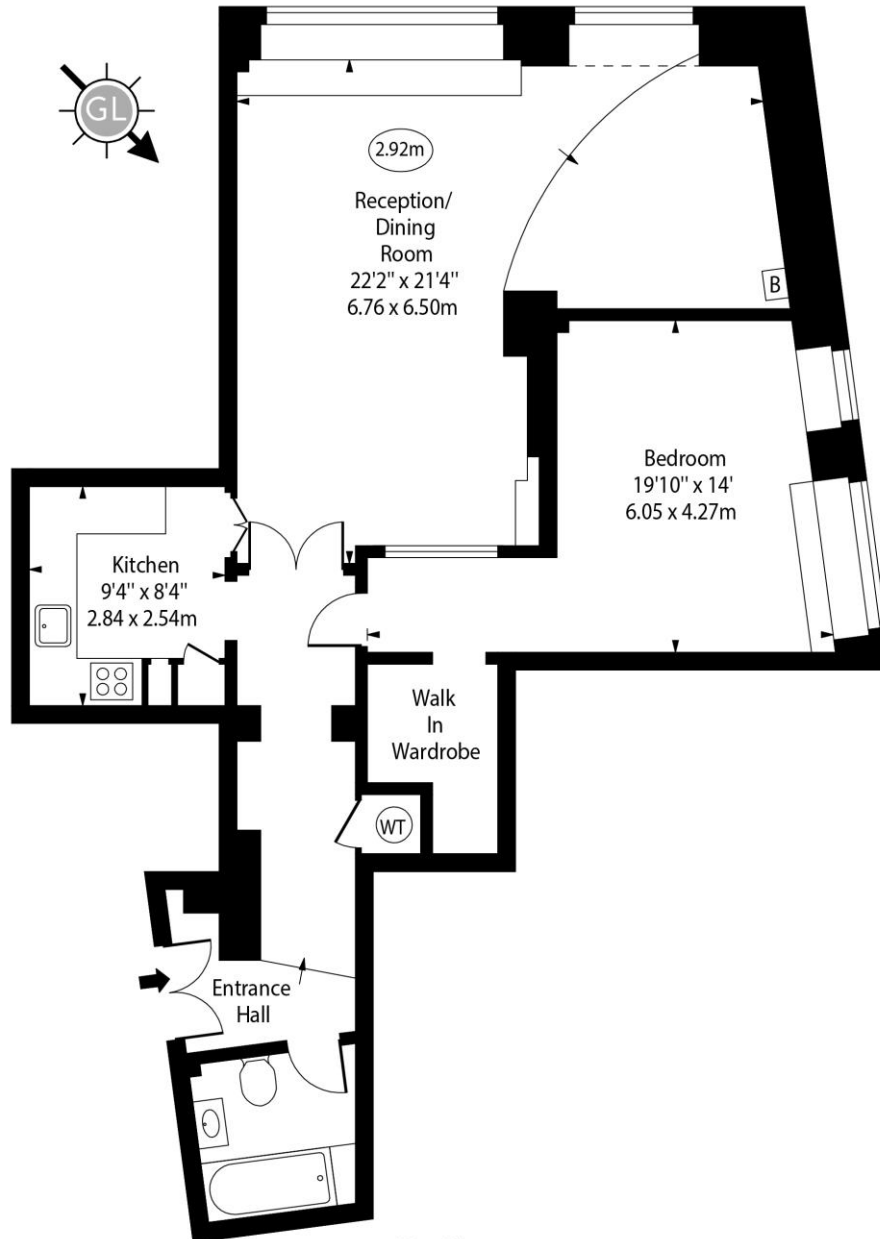
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Boss House,
Boss Street, SE1

○ - Ceiling Height



First Floor

Approx Gross Internal Area 875 Sq Ft - 81.29 Sq M

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.

www.goldlens.co.uk

Ref. No. 028421K

