



# GRICES WHARF

ROTHERHITHE STREET SE16

## A RIVERSIDE HISTORY

### Rother (Sailers) Hithe (Haven);

There are few areas of London that are so rich in history and character as the enclave known as Rotherhithe Village. A small oasis situated just over a mile from the City, Rotherhithe was originally a Saxon fishing village which developed into a seafaring centre with ships being maintained and travelling all over the world. The most significant of these was the Mayflower, whose Captain Jones and crew set sail from here, picking up the Plymouth Brethren en-route to found America. The English poet Sir John Betjeman said that it was the most serene place he ever lived in London. The sound of gently crashing waves as he went to sleep.

The character of the area today stems from the mainly Victorian, multi-floor wharf buildings set around a tight knit cobbled road system. The original uses were generally for importing food, loaded directly from The Thames into the front buildings and then wheeled across upper floor walkways to granaries and other stores behind. Many of these remain today and have often been turned into high quality private flats.

Grices Wharf is nestled at the heart of the village in a leafy cobbled lane. It was constructed in the early nineteenth century in London stock brick and under a central pitched slate covered roof, exemplifying the charm of the area.



### DESIGN PHILOSOPHY

The original Georgian warehouse has been sensitively redesigned to offer seven vast loft apartments. The smoke stained exterior contrasts with the modern luxury interiors. It is the rawness and the atmosphere that makes Grices Wharf authentic.

### DESCRIPTION

The work has been crafted by passionate local resident Warwick Hembry, to produce potentially some of the most exquisite river fronted apartments on the south bank of The Thames. All but one of the apartments have fantastic river views whilst all have a top specification finish. Each luxury unit offers truly effortless loft living.

Every unit has exposed wooden beams, supposedly taken from the British war ships that fought the Spanish Armada, which were broken up around 1830 in local Beatsons Yard, whitewashed London stock brick and some of the best lighting we have seen to complement and highlight the warehouse features and river reflections.

The apartments range between 700 sq. ft. to a massive 2,800 sq. ft. and are highly suited for both young (and young at heart) individuals seeking a modern lifestyle within a character home. The seven apartments are all completely unique, presenting different views, lighting, layouts and even river sounds.





## LOCATION

Positioned in one of the most desirable locations in the area, many of the most popular places are less than a 10 minute walk from the apartments.

Your closest station Rotherhithe is less than a minutes' walk away (140m),Canada Water is also less than 500m. For those who prefer two wheels there is ample bike storage, opening up all of London.

## TRAVEL TIMES

**Canary Wharf** - 7- 8 mins

**City** - 12 mins

**London Bridge** - 7 mins

**Shoreditch** - 8 mins

**Greenwich** - 15 mins (by car)

\*Travel times using public transport have been taken from TFL







HOPE (SUFFERANCE) WHEN



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## SPECIFICATIONS INCLUDE

### KITCHEN

- | Corian worktops
- | Slimline wine coolers
- | Integrated appliances; Zanussi oven, induction hobs
- | Siemens washer/dryer
- | Frosted glass splashbacks

### BATHROOMS

- | Porcel-Thin Calacatta tiling
- | Violek and Simpson fixtures and fittings
- | Oak flooring to ground floor
- | Rainfall showerheads
- | Vanity units under sinks
- | LED lighting to bath panels
- | Mirrored storage cabinets

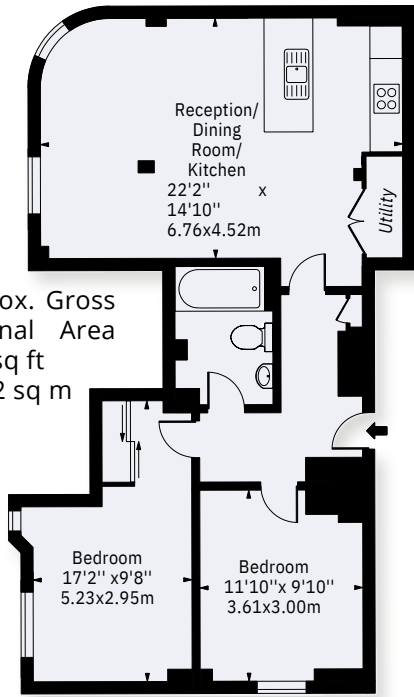
### GENERAL

- | Entry hall with blade lighting
- | Low energy LED lighting
- | Exposed wooden beams (rumoured to originate from ships involved in Nelson's fleet)
- | Brushed steel switches and sockets
- | Cat5e cabling
- | Whitewashed brickwork
- | Double glazing
- | Lancashire quarry fossilised slate flooring
- | Virtual doorman (video entry system)
- | Juliet balconies to all apartments excluding ground floor
- | LED panel lighting to bedroom ceilings





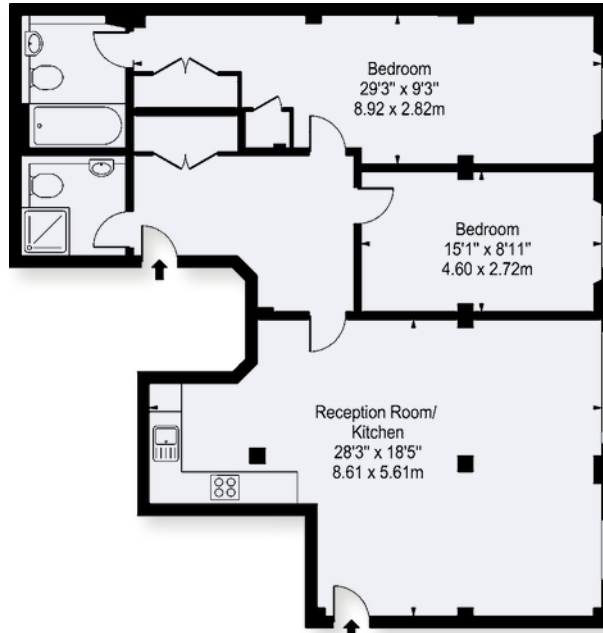
FLAT 1



Ground Floor

Approx. Gross  
Internal Area  
744 sq ft  
69.12 sq m

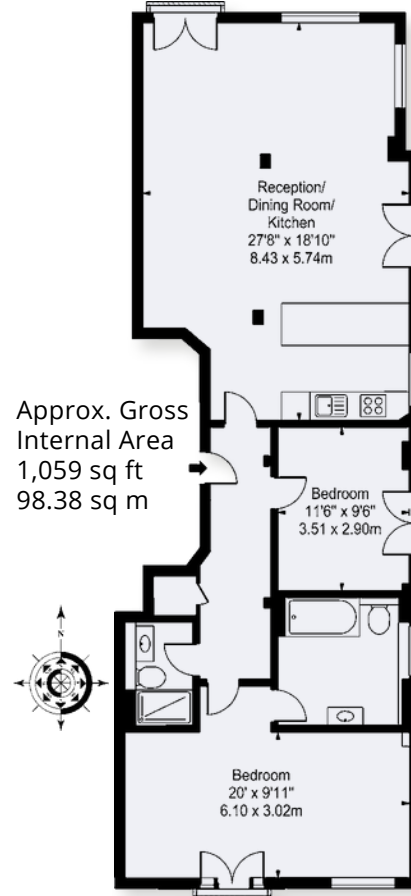
FLAT 2



Ground Floor

Approx. Gross  
Internal Area  
1,055 sq ft  
98.01 sq m

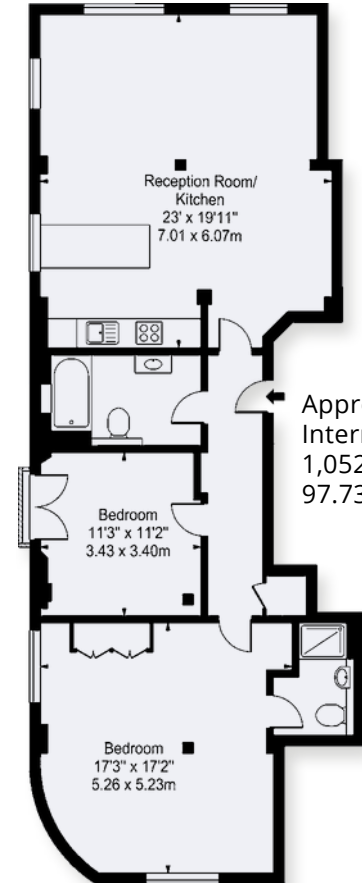
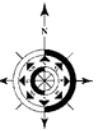
FLAT 3



First Floor

Approx. Gross  
Internal Area  
1,059 sq ft  
98.38 sq m

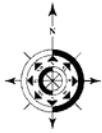
FLAT 4



First Floor

Approx. Gross  
Internal Area  
1,052 sq ft  
97.73 sq m

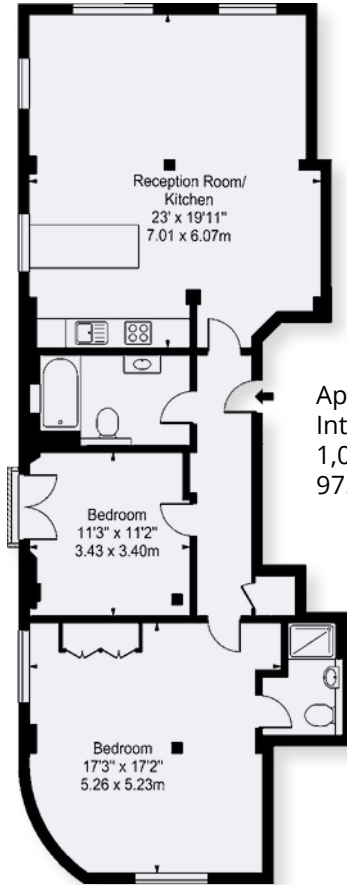
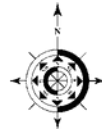
### FLAT 5



Approx. Gross Internal Area  
1,059 sq ft  
98.38 sq m

Second Floor

### FLAT 6



Approx. Gross Internal Area  
1,052 sq ft  
97.73 sq m

Second Floor

### FLAT 7



Terrace  
18'11" x 11'8"  
5.77 x 3.56m  
(approximate)

Snug Room  
15'6" x 9'10"  
4.72 x 3.00m

Store Area  
9'10" x 8'6"  
3.00 x 2.59m

Mezzanine

First Floor

Second Floor

Cloak Cupboard

Ground Floor Entrance

Reception/  
Dining Room/  
Kitchen  
38'10" x 30'5"  
11.84 x 9.27m

Bedroom  
15'1" x 8'10"  
4.60 x 2.69m

Bedroom  
12'3" x 12'1"  
3.73 x 3.68m

Bedroom  
19'6" x 15'1"  
5.94 x 4.60m

Bedroom  
17'9" x 12'3"  
5.41 x 3.73m

Lift

Library Landing

Third Floor

Approx. Gross Internal Area - 2,814 sq ft  
261.43 sq m (Including Stairwells & Mezzanine)





**KALMARs**

RESIDENTIAL  
SOUTH LONDON'S LEADING AGENTS

All information in this document is correct to the best of our knowledge at the time of going to print September 2016. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.