

INIGO



Sumner Buildings

LONDON SE1

£725,000 LEASEHOLD

This characterful three-bedroom apartment lies on the fourth floor of a 1930s-built block in Southwark. Warm and inviting, the light-filled interiors are characterised by an understated scheme and have retained original features such as parquet flooring and feature fireplaces. Minutes away from the South Bank and the River Thames, this home is well served by public transport and ideally located within easy walking distance from some of London's most illustrious cultural institutions.

Setting the Scene

Sumner Street lies just a few streets back from Bankside Power Station, a celebrated local landmark. A decommissioned power station originally designed by Sir Gilbert Scott, the site is now home to Tate Modern, which in May 2025 celebrated its 25th anniversary.

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Sumner Buildings is a distinctive group of four red-brick mansion blocks organised around a well-maintained central courtyard. The block on which the apartment lies is set across five storeys, each lined with tall sash windows and large balconies with slim iron balustrades. The building is crowned by a roof terrace that can be accessed by residents.

The Grand Tour

The building is set back from the street and oriented toward a private courtyard. Entry is to a communal lobby on the ground floor, with access to the stairs leading to the fourth floor.

The apartment's front door opens to a long hallway, where white-washed walls are paired with original parquet floors that extend through most of the apartment, alongside several original fireplaces. Across the apartment, large sash windows are fitted with new double glazing for optimal acoustic and thermal insulation. Pocket doors provide access to most rooms, enhancing the sense of continuity and flow.

Immediately to the left is a generous reception room, arranged with dining and lounging areas. Two large south-facing sashes frame views of the surrounding architecture while introducing abundant natural light. There are also tall, built-in cupboards and alcoves fitted with open shelves at each side of a cast-iron fireplace with tiled insets in a botanical motif, and carved timber surrounds.

The kitchen is positioned across the hall and is fitted with bespoke plywood units by London-based designer Will Shannon. Stainless-steel surfaces are paired with playful cut-out handles. Integrated appliances include an induction hob and integrated oven, fridge and dishwasher. There is also space to accommodate a dining table.

There are three substantial bedrooms, all of which have tall sash windows with views of the surrounding cityscape and beautiful parquet floors. Two of these are south-facing while the largest one, oriented toward the Tate Modern, faces north.

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Originally the kitchen, another room at the front has been reimagined as a creative space and utility area by the current owners, with bespoke made units. It opens to a balcony with space for a small table and chairs as well as potted plants. It also provides access to a well-appointed shower room, finished with tiled walls in light tones and Otto encaustic tiles in a blue-and-cream geometric pattern. Next door is a separate WC.

The Great Outdoors

As well as the private balcony, residents have private access to a large portion of the recently renovated rooftop above, ideal for drying laundry or lounging in the warmer months.

The communal grounds surrounding the house are well cared for and are home to a football pitch, children's playground and a lawned garden with a small allotment. There are also outdoor tables and dedicated sitting areas.

Out and About

Minutes away from the River Thames's south bank, Sumner Street is ideally positioned within easy walking distance from some of the best cultural institutions in the city. Both Tate Modern and Shakespeare's Globe are less than a five-minute walk. National Theatre, the BFI and Festival Hall are also a short stroll away.

The area offers a virtually endless selection of restaurants, bars, and cafés. The Triptych Bankside's outpost of popular Nagare Coffee is just on the doorstep, serving Japanese-inspired baked goods and excellent brews. There are several grocery shops near the house while nearby Borough Market is open six days of the week. A 15-minute walk away, it houses some of London's finest traders of fruit, vegetables and fresh produce; local favourites include Monmouth Coffee, Padella, Bao, and Kolae. Flat Iron Square and Maltby Street Market are also close to the house.

There are brilliant schools nearby, including Charles Dickens Primary School and The Cathedral School of St Saviour and St Mary Overie.

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The area is well served by public transport. Borough station is an 11-minute walk from the house, with the Northern line offering direct trains to St Pancras in around 12 minutes. The stations of Southwark (Jubilee) and London Bridge (Jubilee and Northern lines, and National Rail) are also nearby. Gatwick Airport can be reached in around 29 minutes by train from London Bridge.

Tenure: Leasehold / Lease Length: Approx. 178 years remaining / Service Charge: Approx. £1,300 per annum / Ground Rent: Approx. £10 per annum / Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.