

INIGO



William Gaitskell House

PARADISE STREET, LONDON SE16

SOLD

This two-bedroom apartment in Rotherhithe occupies a coveted position on the top floor of a Regency Grade II-listed townhouse. The apartment spreads across almost 1,000 sq ft, and light floods through dual-aspect sash windows with far reaching views over central London. The building has been recently restored to a refined and elegant finish that chimes with its Georgian origins. There is an array of parks and tranquil green spaces nearby, and the apartment is within easy walking distance of paths along the river Thames and a myriad of excellent pubs, cafes, restaurants and shops. Bermondsey underground station and Rotherhithe overground station are both only a five-minute walk away.

Setting the Scene

Built circa 1814, the grand townhouse is named for its first occupant, Sir William Gaitskell, and stands as a stunning example of the Regency style. A refined façade of London stock brick is embellished with delicate stucco banding and windows recessed into round arches. The double front door is set between Greek fret motif panelling and topped with an intricate fanlight.

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The building was converted into apartments by Burwell Architects in 2017, with great attention paid to its period fabric during the restoration. For more information, please see the History section below.

The Grand Tour

William Gaitskell House sits on Paradise Street, behind a row of spear-headed iron railings. A cast-iron archway at the top of a small flight of steps frames the double front door to the building, which opens to a communal hallway. Here, a sumptuously carpeted staircase winds to the third floor, where the private entrance to this apartment is nestled.

At one end of the apartment's hallway is an open plan kitchen and living space. American walnut floorboards run underfoot and the walls are finished in a warm cream hue, 'Stone II' by Farrow and Ball, and the room glows as light pours through the six-pane sash windows set in dormers on two sides. At the front of the room, a kitchen of white cabinetry is fitted with a four-ring ceramic hob and a deep stainless steel sink. The space is defined by a generous kitchen island which makes a wonderful space for preparing a meal or simply sitting atop a stool with a coffee in the afternoon sun. Beyond this there is space for a large dining table as well as bookshelves or some extra storage. On the other side of the room, below the dormer windows, the current owners have arranged a seating area as well as an office space; peering out, there are views over iconic London architecture.

To the left of the plan, doors open from the hallway to two double bedrooms, where the tranquil cream colour scheme continues. A sash window in the primary bedroom takes in views over leafy Southwark Park, and at the other side of the room there is a dressing space with generous built-in wardrobes of rich American walnut made to match the apartment's material palette. The wardrobe doors have been fitted with intricately carved antique window panels to provide a touch of ornamentation in the otherwise pared-back space. Beyond the dressing space there is an en-suite bathroom with a bath and a separate shower; an overhead rooflight creates a bright and spacious atmosphere. More views over Southwark Park are found in the second bedroom. Here there are more built-in wardrobes and shelves, as well as an en-suite shower room. There is also a handy WC and a laundry room arranged around the hallway.

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The Great Outdoors

Outdoors, between the original Regency building and the recent contemporary additions to the building, there is access to a communal courtyard with a covered bike storage shed.

Out and About

The apartment is surrounded by wonderful green spaces, and the banks of the Thames are only moments away. King's Stairs Gardens is nearby; a spot on the grassy hill amid mature ash, cherry, oak and sycamore trees is a favourite for picnics, and its views along the river towards Tower Bridge, St Paul's and the Shard are unrivalled. Southwark Park is also close; with football pitches, tennis courts, cricket nets and an outdoor gym, it is ideal for those with sporting pursuits in mind. Here, there is a new café overlooking the pond, a perfect place to stop on a weekend stroll through the trees.

A picturesque walk along the Thames Path will take you to London Bridge, where you'll find both new and old theatre offerings at Shakespeare's Globe and Bridge Theatre.

Bermondsey is home to an array of excellent restaurants, cafés and pubs, with notable examples including 40 Maltby Street, The Angel, The Mayflower, The Old Justice, Coffee and WatchHouse Café. A set of railway arches is home to the Bermondsey Beer Mile, a stretch of breweries, taprooms and restaurants, and the much-loved Borough Market is a thirty minutewalk away for further dining options and the finest produce. More artisanal culinary delights can be found at the Little Bread Pedlar, for fresh bread and pastries, and at Neal's Yard Dairy for the best British and Irish cheeses.

The area has excellent transport links, with Bermondsey station (Jubilee line) and Rotherhithe Overground station each within a five minute walk away. Additionally, the newly built Cycle Superhighway Four runs directly along Jamaica Road, connecting Tower Bridge and Greenwich via a segregated cycle-only pathway along its entire length.

Tenure: Leasehold

Lease Length: 119 years remaining

Service Charge: approx £4,000 per annum

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Ground Rent: £350 per annum

Council Tax Band: E



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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.