



Smith &  
Eriesson

# Anchor Brewhouse

London, SE1 • Guide Price £8,950,000 • Share of Freehold

# An exceptional riverside apartment in one of London's most iconic warehouse conversions.

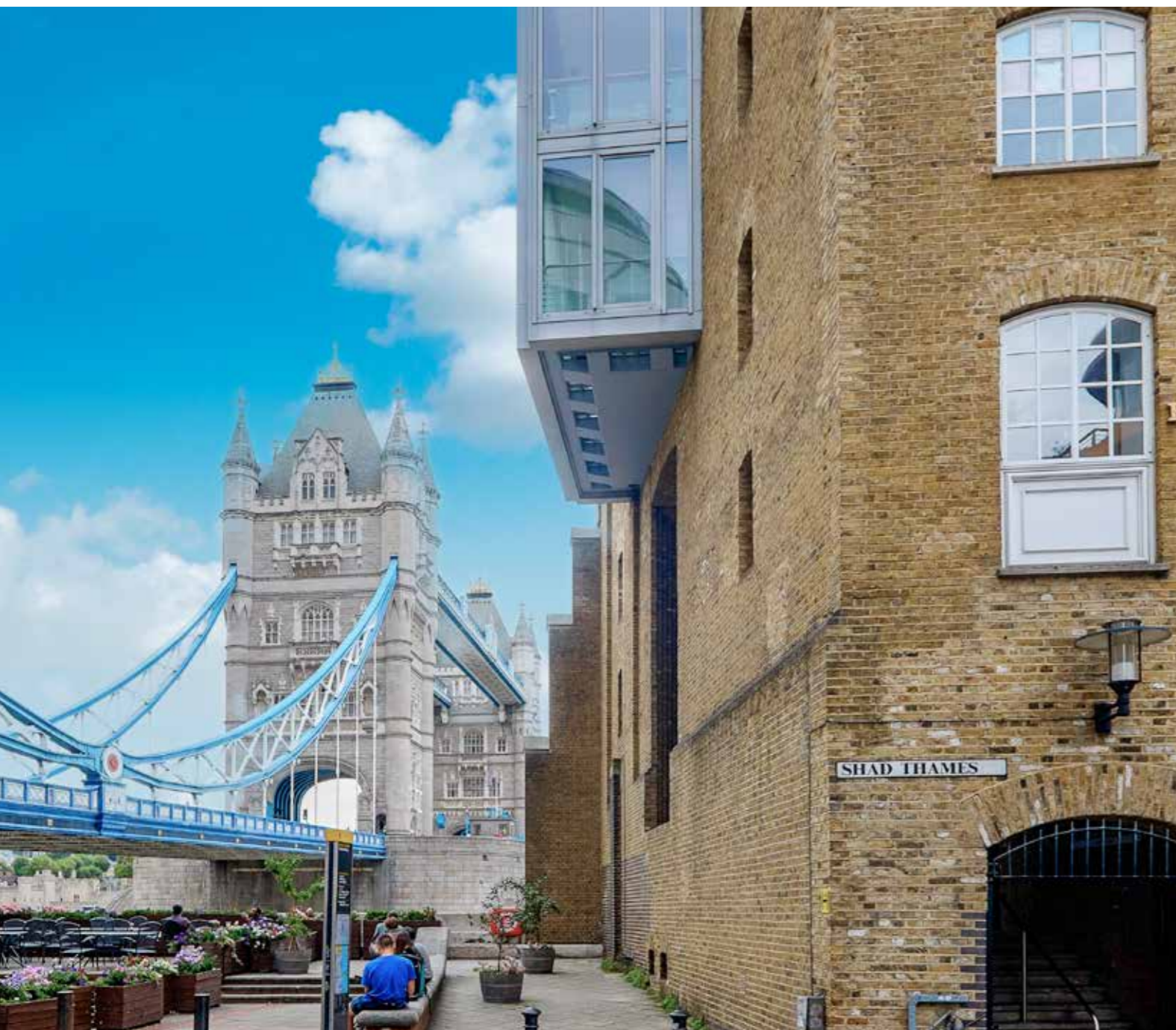
Accessed by a private bridge this spectacular riverside apartment provides a sophisticated, luxurious interior combined with the character of this historic building.



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This stunning apartment offers a unique opportunity to purchase one of the finest riverside apartments in London. Occupying a prime position on the banks of the Thames, it enjoys breath-taking views of the river and Tower Bridge.

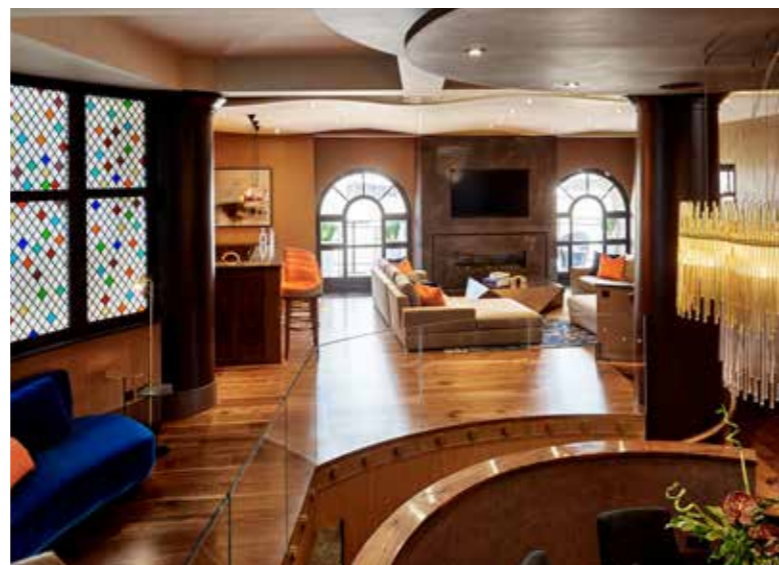


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**The apartment has been extensively refurbished by its current owners and exhibits the highest quality bespoke finishes throughout.**

An electronic Rako system has been fitted throughout the apartment allowing for mood settings including lighting and curtains.



The vast open plan reception room is the ultimate entertaining space, complete with a magnificent lit onyx bar area, a contemporary ribbon fire, and picturesque arched doorways, which open out onto the two balconies overhanging the water.

A sensational circular platform hosts the feature dining area offering a sophisticated space to dine in style, with its curves mirrored by beautiful stained glass windows, made by Chiswick Stain Glass, creators of the iconic windows at The Ivy.

The kitchen is fully fitted with state of the art Gaggenau appliances and the exquisite built in cabinetry provides an abundance of storage. There is a convenient, separate utility room. The temperature controlled, glass fronted wine cellar is not only an attractive feature, but perfect for storing a wine connoisseur's collection, fitted with a secure remote locking device.

There is a cloakroom adjacent to the wine cellar.





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On the upper level you will find a luxurious master suite, with fully fitted walk in dressing room and beautifully appointed en suite bathroom, complete with dual vanity and separate bath with TV and shower. The transparency of the bedroom windows is switchable on and off at the touch of a button allowing full privacy.



**There are two further beautifully appointed en suite bedrooms on the lower level with small lit terraces.**

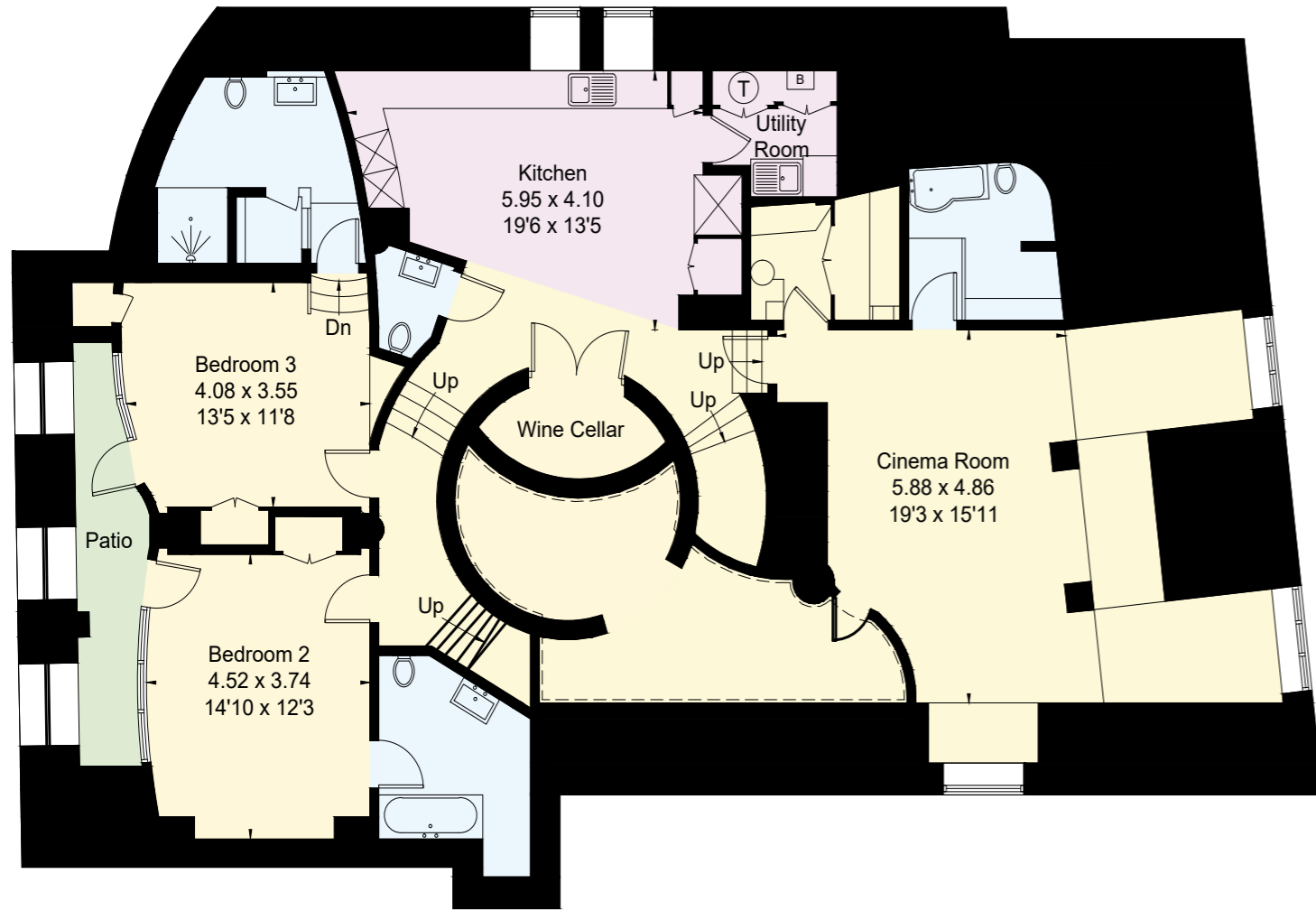


In addition, an impressive 10 seater cinema room is perfect for both family living and entertaining. A bathroom has thoughtfully been added here to allow for use as a fourth bedroom if desired.

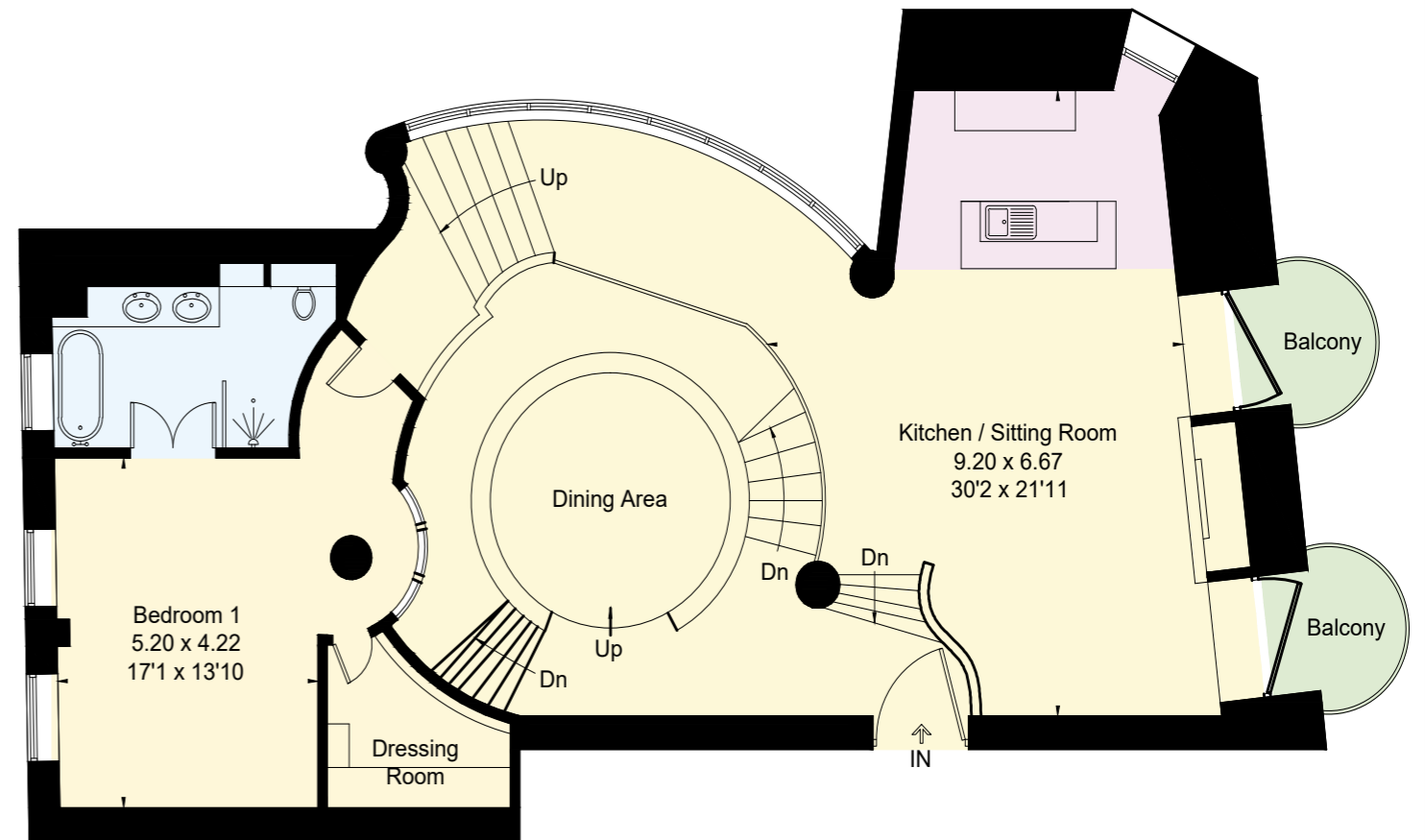
Residents of Anchor Brewhouse benefit from excellent 24 hour security and concierge service, as well as secure underground parking in which this apartment benefits from two spaces.



## Lower Ground Floor



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Gross Internal Area (approx): 343.8 sq.m / 3,701 sq.ft

Of which 17.3 sq.m / 186 sq.ft is restricted height.

Balconies Area: 8.5 sq.m / 91 sq.ft

For identification only. Not to scale.

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# For more information, contact:

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### **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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