



## **People Make Places**



**Clink Street, Borough SE1**

2 bedrooms | 883 sq ft

OIEO £900,000

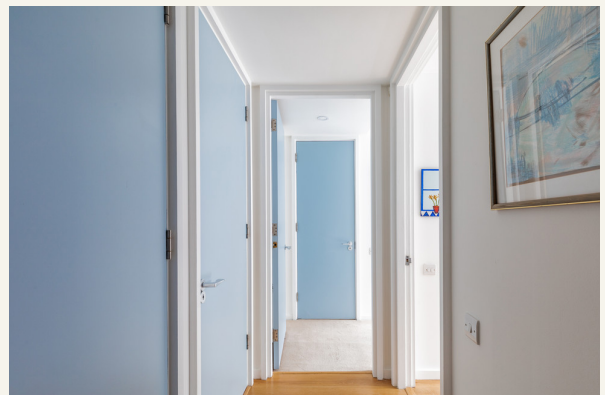




Situated on the periphery of Borough Market on the South Bank of the River Thames, this well-proportioned two bedroom lateral apartment located on the fourth floor of Victor Wharf, a modern residential development designed by South Bank aficionado Piers Gough's renowned architectural practice CZWG.

#### What you need to know

- Two Bedrooms
- Two Bathrooms
- Fourth Floor (with lift)
- Modern Development
- Adjacent to Borough Market & The Thames
- Lateral Apartment
- 883 sqft.
- Leasehold - 102 Years
- Service Charge: £5663.92 per annum
- Ground Rent: £150.00 per annum





### Overview

Located close to the grade II\* listed ruins of the 12th century Winchester Palace, Victor Wharf sits over the ancient remains of the palace kitchens and is within the wider Winchester Palace Scheduled Ancient Monument envelope, flanked on either side by the cobbled pedestrian thoroughfares of both Clink Street and the northern end of Stoney Street.

Curved banks of windows create a striking facade connecting the cluster of buildings that form the Victor Wharf development, complimenting the local wharf architecture.

The apartment offers two good-sized double bedrooms, two bathrooms and a generous open-plan living, dining & kitchen space, all finished to a high standard with a contemporary specification and presented in immaculate order.

This eight storey building features well maintained common parts with the entrance area exposing elements of the preserved archaeological remains of the ancient monument beneath it.



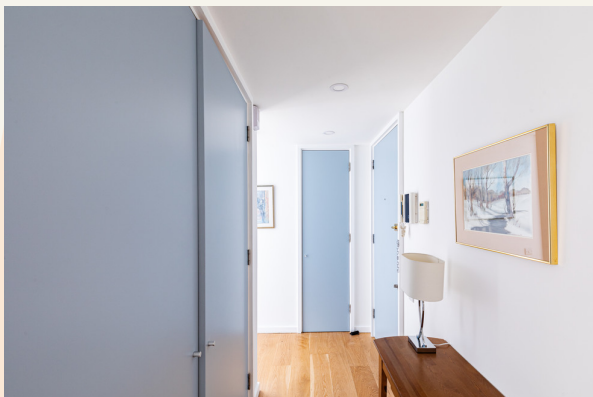


There is a passenger lift to all floors and the apartment also qualifies for a resident's on-street parking permit (subject to conditions and at additional cost).

Victor Wharf occupies the site at the corner of Clink Street and Stoney Street that for six centuries was the kitchen of the great hall of the Bishop of Winchester's London residence. A great fire swept along Clink Street in 1814 resulting in the original building being demolished and replaced with a flour mill, the modern architecture now in its place being a nod to the grain silos that stood there until the site was once again destroyed by a second world war bomb, after which the site lay empty for 60 years. The overall design of the scheme sought to restore the historic character of the surrounding streets as narrow, cart-width canyons by jetting out over the footway where possible whilst still allowing a penetration of daylight and sunshine.

Nearby Borough Market is a celebration of food and the area's primary draw, offering everything from street food stalls selling all forms of amazing cuisine, a number of vibey traditional London pubs and some of London's hippest restaurants.





Neighbouring Borough Yards has been recently developed to offer yet more dining options, along with a number of retailers and an Everyman Cinema. There are also a number of theatres within a short walk including the Bridge Theatre, Menier Chocolate Factory and The Globe. Residents can also enjoy nearby galleries including Tate Modern at Bankside and White Cube on Bermondsey Street. The Thames Walk is literally on the doorstep providing access to numerous riverside restaurants, pubs and bars lining the South Bank.

Nearby London Bridge Station offers mainline rail services into both the City and West End as well as suburban and rural services to the South East, with tube connections via the Northern & Jubilee Lines. The city of London is just a short stroll over London Bridge, making this an exceptionally well connected and atmospheric neighbourhood.



# People Make Places

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We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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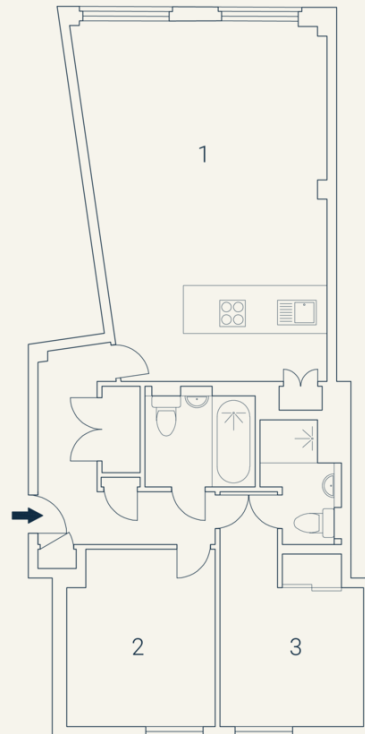
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Victor Wharf, SE1

Approximate Gross Internal Area 82 sqm/ 883 sq ft

### Fourth Floor

1 Living/ Dining/ Kitchen 7.57 x 5.39M 24'10" x 17'8"	2 Bedroom 3.72 x 3.16M 12'2" x 10'4"	3 Bedroom 4.94 x 3.00M 16'2" x 9'10"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

**tavistockbow**

21 New Row, Covent Garden,  
London, WC2N 4LE

t: 020 7477 2177  
e: hello@tavistockbow.com  
w: tavistockbow.com



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