

INIGO



Foreshore

LONDON

£425,000 LEASEHOLD

Thoroughly renovated under the current ownership, this wonderful one-bedroom apartment is located on the second floor of the handsome Grade II-listed former Royal Navy Victualling Yard in Deptford. With direct views over the Thames, the apartment has been executed to an impeccable standard in a largely neutral palette. Generous ceiling heights with structural beams above create a voluminous space, which is bathed in light from large windows that overlook the river and Queen Elizabeth steps. The apartment also has access to a large communal garden.

Setting the Scene

The building is believed to be a design of John Rennie the Elder, one of the principal civil engineers of the late 18th and early 19th century; the Victualling Yard, now known as Foreshore, was constructed between 1781-98 and played a pivotal role in the sustaining of the British Naval fleet through to the 1960s. Due to its historical significance, the entire surrounding area is listed, including the river wall. It is therefore exquisitely preserved, with a quiet street lying between the riverbank and Foreshore that provides free car parking.

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The Grand Tour

Entry is on the ground floor via electric gates, which lead to large communal halls characterised by massive arched piers. These create a sense of incredible solidity and security in the fabric of the building.

Ascending to the second floor, entry to the apartment opens onto a hall with hardwood floors underfoot. These extend throughout all spaces, ensuring a feeling of continuity in the design. Storage lies to the left and a bathroom to the right.

Beyond the hall, the apartment opens out onto the generously proportioned, light-bathed living space. Simple cabinetry painted moss green combines with white tiling on the walls and hardwood work surfaces, resulting in a timeless, elegant and functional kitchen.

Divided from the living space by heavy curtains, the well-sized bedroom is a tranquil space, painted in white. It has extensive storage space and beautiful views over the Queen Elizabeth steps and river.

During the building's conversion for residential purposes, it was ensured that the structure would provide a greater cultural and community use; as such, the ground floors are home to artists' studios and community creative spaces.

The Great Outdoors

The residents of Foreshore enjoy the use of a very large communal garden, a veritable hub for the community. Parts of the gardens have been made into kitchen gardens with raised beds. There is also free bicycle store for residents.

Out and About

Deptford is a thriving area of London with a growing cultural profile and is now recognised as one of the most fashionable parts of south London. It has a range of outstanding local galleries, pubs and restaurants such L'Oculito and Artusi sister-restaurant Marcella; it is also conveniently positioned near New Cross, Greenwich, Brockley and Peckham. There are farmers' markets every Saturday at Brockley Market, and at Deptford Market Yard, a recently launched collection of independent shops and restaurants set within and around Deptford's refurbished railway arches.

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Historic Greenwich is also within walking distance, with its extensive restaurants, the excellent Picturehouse cinema, museums and monuments, and the glorious Royal Greenwich Park. Goldsmiths University is very close, and will soon open doors to its new gallery, designed by Turner-prize winning architects Assemble.

Foreshore is well connected, with a variety of transport links. Within walking distance, Canada water runs Jubilee Line services, Overground services frequently run from Surrey Quays, The Thames Clipper is a less-than 10 minute walk and Deptford Bridge runs DLR services to Canary Wharf, Bank and Stratford International. The Overground is available at New Cross and Brockley stations, and Brockley, St John's and Deptford all run national rail services into London Bridge in under 10 minutes and London Cannon Street in under 15 minutes.

Tenure: Leasehold Lease Length: approx. 86 years remaining Service Charge: approx. £1,608 per annum Ground rent: £10 per annum

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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.