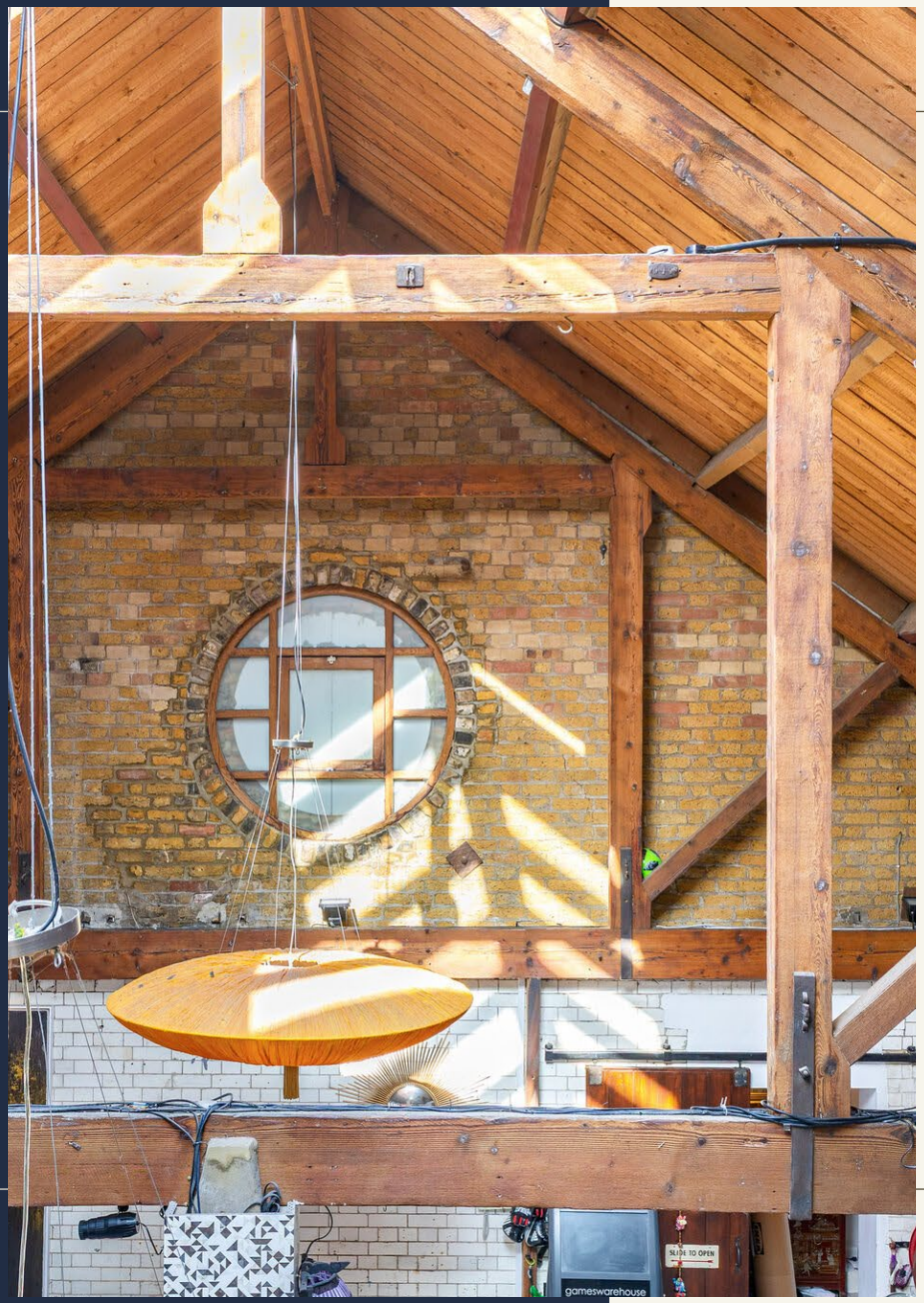
THE OLD BAKERY

LONDON, SW2



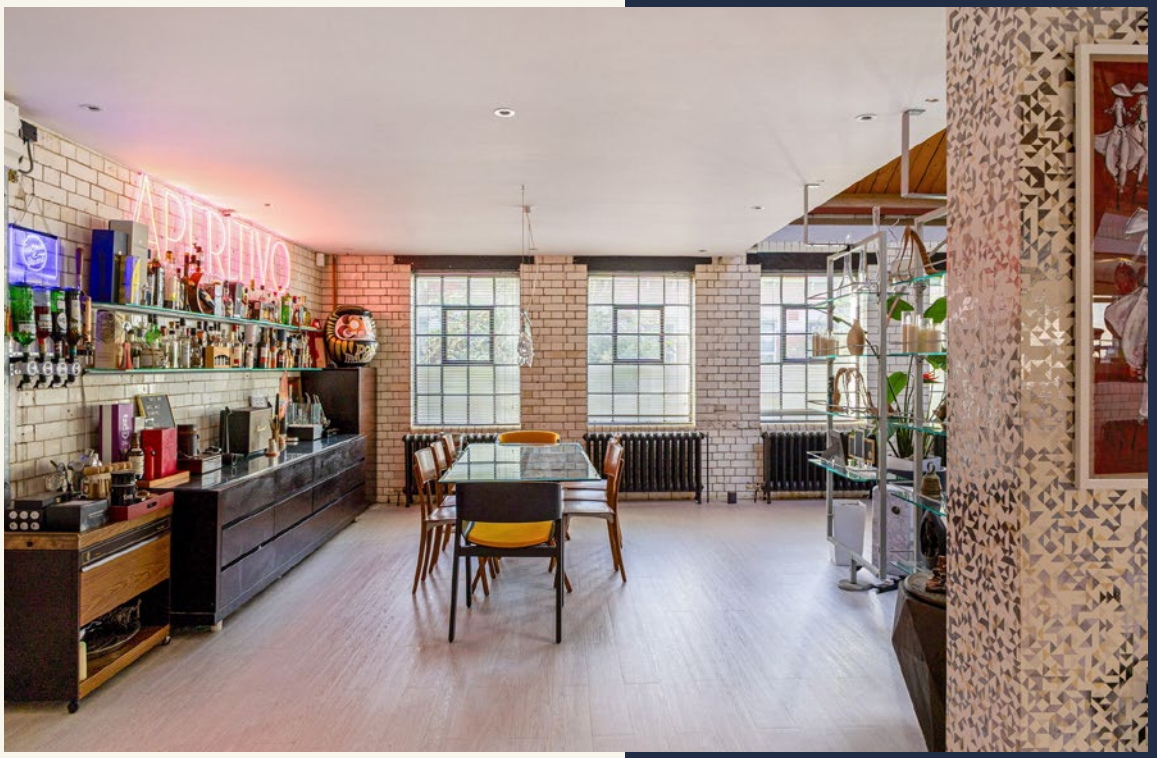
A rare and spectacular warehouse conversion set within a handsome Victorian former bakery. Occupying the upper level of this historic building, the apartment offers over 3,600 sq ft of light-filled, characterful living space. Soaring vaulted timber-clad ceilings, exposed wooden beams, and original industrial features create an extraordinary sense of volume and drama, while Crittall windows and an elongated rooflight flood the interiors with natural light.

A magnificent 40 ft reception room with 20 ft ceilings is the heart of the home: a breathtaking entertaining space with wood floors, original glazed Victorian tiling, cast iron radiators and a beautifully appointed corner bar. A contemporary kitchen flows seamlessly from the living area, finished with stainless-steel surfaces and cream marble flooring.

Four generously proportioned bedrooms include a striking mezzanine suite with a glazed wall overlooking the main living space, while a further bedroom opens onto a private terrace. Original cast-iron radiators and thoughtful modern pieces blend heritage charm with contemporary comfort across three bathrooms.

This is a home with genuine provenance, having been used for numerous photographic and film shoots, and even featured in the 2004 Hollywood film, *Closer*, starring Jude Law and Julia Roberts.

Perfectly situated on the quiet residential stretch of Morrish Road, the property is positioned well for all the amenities of both Brixton and Clapham, the open spaces of Brockwell Park are also within easy reach.



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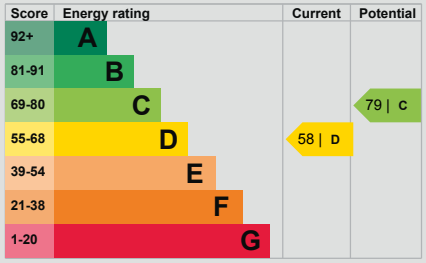
Approximate Areas

3,672.7 ft² / 341.2 m² – including mezzanine

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

Guide Price:	£1,695,000
Tenure:	Leasehold (brand new 999 year lease pending)
Local Authority:	Lambeth
Council Tax:	Band C



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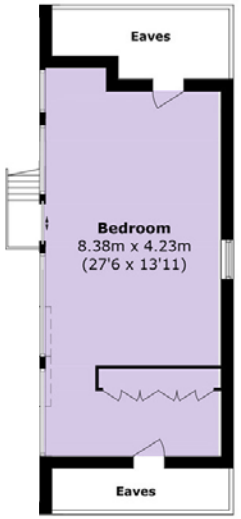
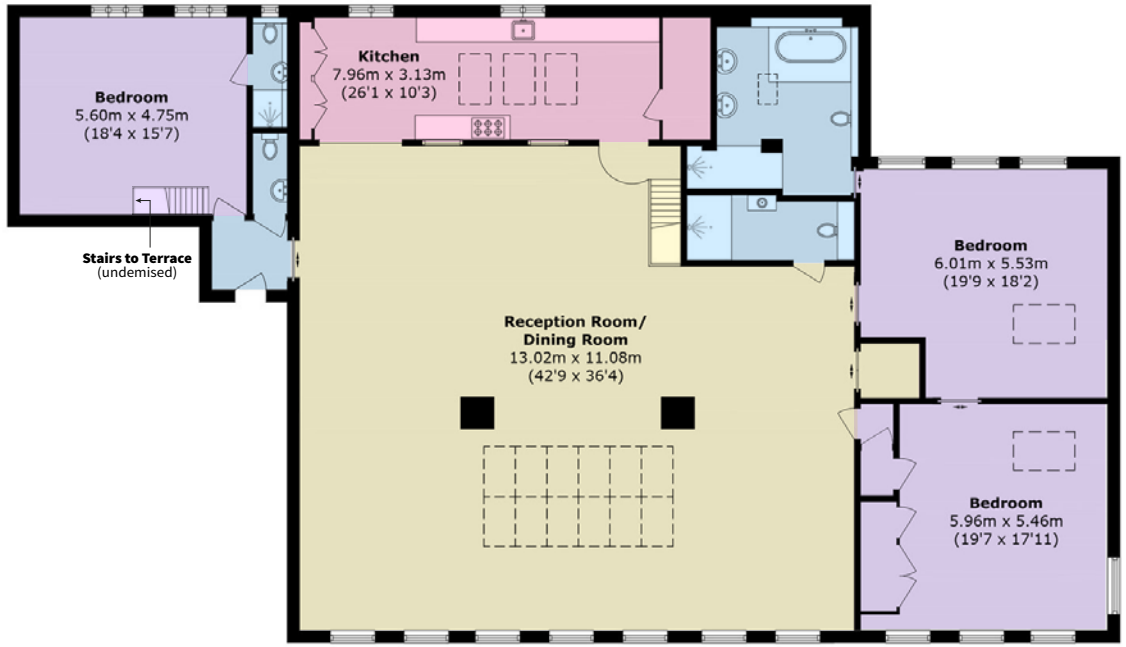


Mezzanine



First Floor

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.