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Penthouse in RSHP's Neo Bankside on market for £20m

7 September, 2015 | By [Laura Mark](#)



A penthouse apartment in Rogers Stirk Harbour + Partners' Neo Bankside has gone on the market for £19.75 million

The 658m² flat in the 2015 Stirling Prize-shortlisted development is being sold through high-class estate agency [Modern House](#). The price tag means the home is valued at more than £30,000 a square metre.

Potential buyers should be aware the annual service charge is £46,120 and there is an extra ground rent fee of £2,500 per year.

Overlooking the Thames and sitting next to the Tate Modern, the four-bedroom apartment is spread over the 16th and 17th floors of the scheme's B block.

The penthouse features a living and dining room with a pitched roof, a kitchen and breakfast room, snug, another separate kitchen for parties and events, a guest bedroom, study, PA's office, mezzanine gallery, a large en-suite master bedroom, and two further en-suite bedrooms.

The flat also has two private terraces at each end alongside its four enclosed winter gardens.



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The apartment is part of the 217-unit £132 million Neo Bankside development which was completed by Rogers Stirk Harbour + Partners last year.

NEO Bankside by Rogers Stirk Harbour + Partners



Client GC Bankside (joint venture between Native Land and Grosvenor)

Contractor Carillion

Structural engineer Waterman Group

Environmental engineer Hoare Lea

Quantity surveyor WT Partnership

Landscape architect Gillespies

Contract value £132 million

Date of completion 2013

Gross internal area 42,000m²

Neo Bankside is seductive architecture. On a pocket of land between some single-storey almshouses and the multiplying monoliths that are Tate Modern, the developers have squeezed in a group of exquisite towers and some of the best new landscaping in London. The site has history: there was to have been a single tower that was struggling to fulfil the dual role of social and private housing. The new architects designed for the social housing to be on-site but at the request of Southwark it has been re-distributed around the borough and has all been delivered. The deal meant Tate got part of its site for free from the developer: a different kind of social pay-back. The small footprint private towers sit in a public garden – till 8pm at least – with people invited in to use the shops and cafes or just sit and admire the luscious planting. Overall the scheme contributes to a debate about urban design and building form and is a well-mannered example of a structurally expressive architecture.

Project-directed by partner Graham Stirk, an architect with a watch-maker's precision, this is a tour de force: in its achievement of density, in its use of economical pre-fabricated elements, in its intricate weaving of public and private space. The form and positioning of the blocks with their counter-intuitively chamfered corners mean there are very few pinch points and little overlooking, allowing 360 degree views out. Coupled with the exo-skeletal structure and the nearly detached lift-towers, the floor plates have been freed up making the scheme more market-responsive.

The articulation of the buildings, the expressed diagrid structure (argued for by the engineers, it was to have been hidden), the quality of the glazing systems and the external lifts make the scale feel almost cute. This is also due to the single-glazed large triangular winter gardens that dematerialise the ends of the blocks and the triple-height structural module which reduces their perceived height. The buildings retain a human scale at ground level due to their rich detailing and landscaped entrance gardens. This is high-quality housing you would be unlikely to see elsewhere in the world in the inner city – and it is ungated. Overall the scheme has a scale and a richness that is appropriate to the practice and to this important part of London.