



THE ITALIAN BUILDING

41 Dockhead, London, SE1







**GQ**

“Everything about The Italian Building feels utopian. Infuse your life with holistic goodness.”

**Courier**

“The Italian Building has been designed to be a place where residents can reset, enabling them to thrive in every area of their lives.”

**THE DECOR**

“A new co-living concept with wellbeing at its core, promoting a healthy outlook for mind and body.”

**WELLTODO**

“The opportunity to share in a more simple, sustainable and satisfying way of life.”

**METRO**

“Underpinned by wellness as the key theme, the homes are being designed to look after the residents and decorated with sustainability at the heart of every detail.”

CHAPTER ONE

## The House

CHAPTER TWO

## The Area: Bermondsey





## CHAPTER ONE

# The House: The Italian Building

Intelligently designed private studios with everything you need to live well and sun-filled private courtyard.

Close to the River Thames in Bermondsey, The Italian Building is a classic Edwardian building sustainably repurposed for the 21st century by architects Stiff and Trevillion and interior designers Studio Clement. This means...

- Maintaining beautiful period features like the cast iron gates and green-framed windows.
- Working with social enterprise Goldfinger to make all of our joinery from up-cycled timber.
- Sourcing vintage treasures alongside modern design classics.
- Using natural, chemical-free and sustainably sourced materials wherever possible.

## The House: The Italian Building

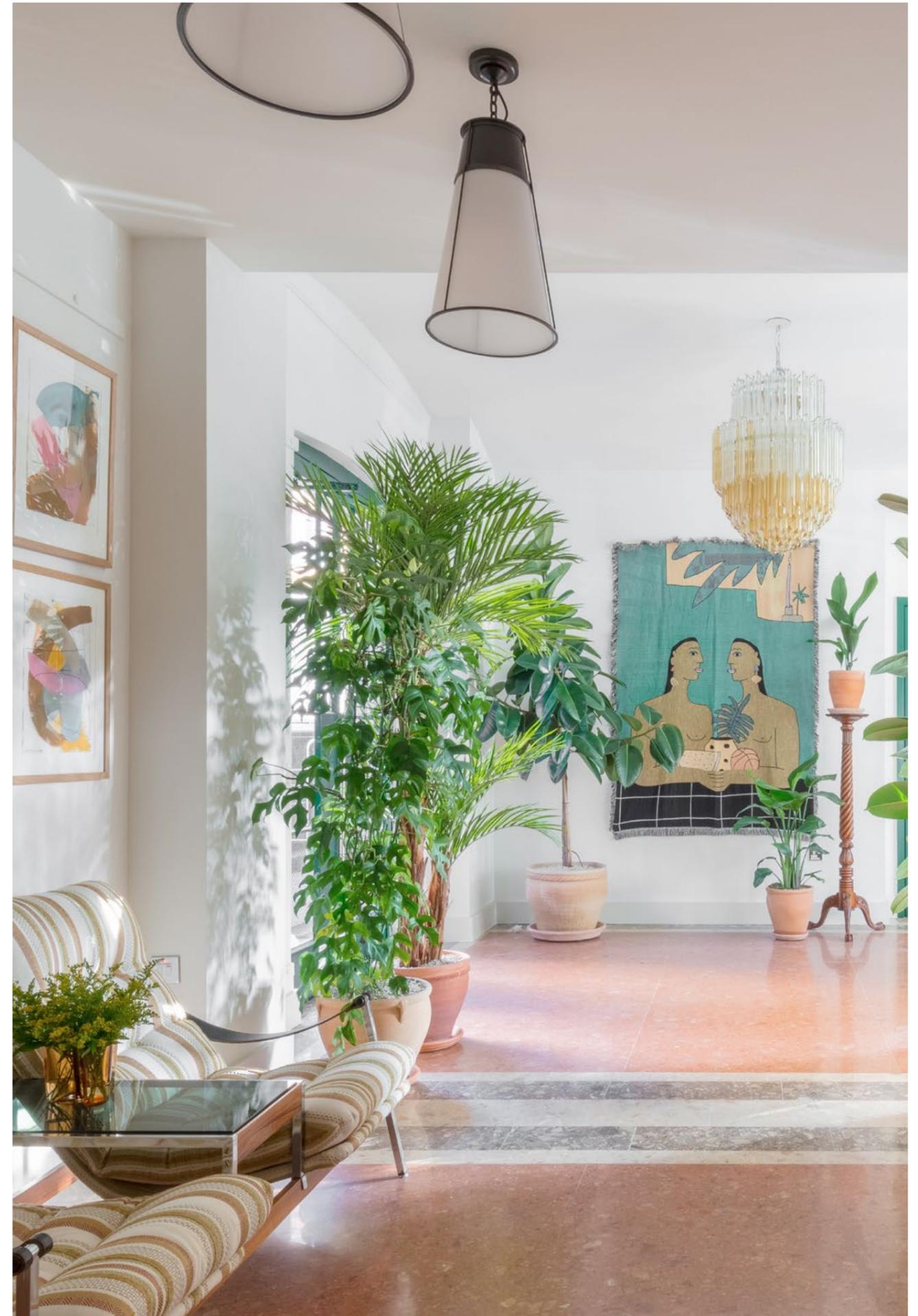
The light-filled entrance hall is brimming with air-purifying plants selected by botanical experts RoCo.

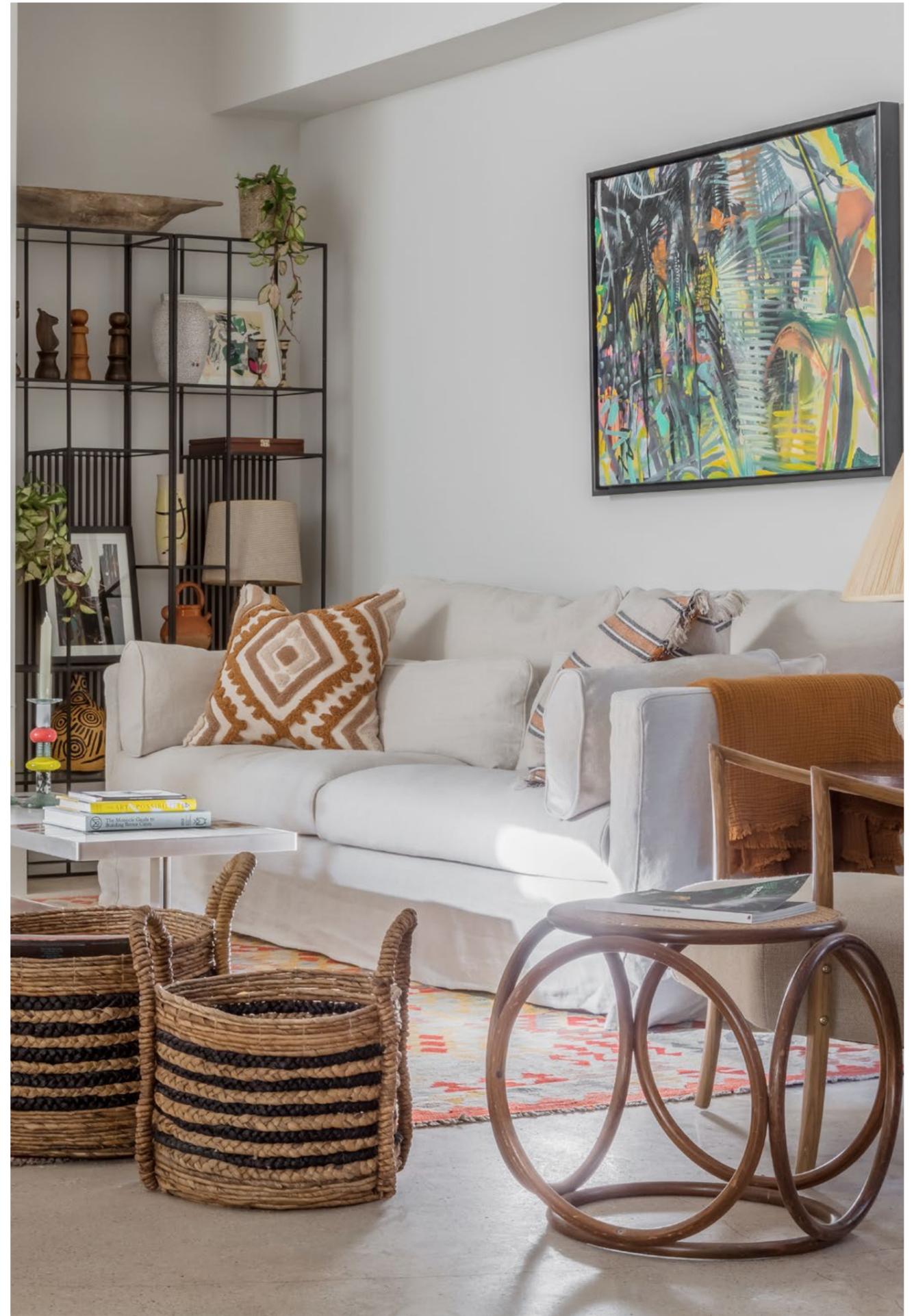
Both the terrazzo floor (Elle Decor recently called 'the original sustainable building material') and vintage Murano chandelier keep the Italian spirit of the building alive.

Throughout the house you'll see bespoke art created as part of our creative residency, GP.189 curated by Aucart, where we opened up our space whilst it was empty to some amazing, pre-emerging artists. Waste not, want not!

*"It is a cross between a large, chic shared house, a private members club and a wellness retreat."*

**Evening Standard**







## The House: Private Studios

Designed by Studio Clement, each self-contained studio is small but perfectly formed for moments of solitude or your own private party.

Each fully furnished studio comes with a bespoke linen bed with extra storage beneath, complete with Hypnos mattress and bedding which has been described by GQ as 'ridiculously comfortable'.

The kitchenette is equipped with Smeg appliances, hob, convertible microwave and oven, fridge/freezer and serveware.

Enjoy a waterfall shower and organic toiletries by L:A Bruket in the spacious en-suite bathrooms, where the organic forms of the dappled glass doors let the light hit the crackle-glaze tiles. Luxury towels changed weekly complete the experience!

From the the cork on the floor to the linen on the headboards, the entire space is designed to align with the Wellv2 brand which is setting the standard for human health and sustainable building, without compromising on finish. Say hello to high and healthy design.







### Cork floors:

A wonderfully eco-friendly material, cork is an 100% natural plant tissue harvested from bark without any trees being felled. It's an excellent thermal, acoustic and vibration insulator, keeping our beautiful studios calm and cosy.



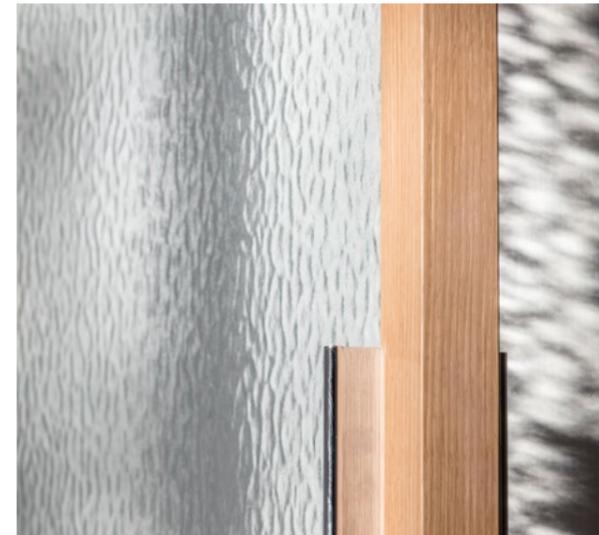
### Water & Air:

The house is fitted with a carbon water filter that is checked and replaced every 6 months, and the indoor air quality is reviewed and submitted to Well every year.



### Grasscloth Wardrobes:

Made from hand-woven strands of natural fibers including hemp, jute, seagrass, arrowroot grass, bamboo and raffia. The material is breathable and regulates humidity to create the perfect room climate.



### Reclaimed Joinery:

The carpentry around the building was installed by Goldfinger, who 'turn waste into gold' by using wood that would otherwise go to waste. Natural finishes and materials to create an earthy, peaceful atmosphere.



### Linen Headboards:

Linen adds more than laid-back charm to the room. It's a natural air-purifier, both hypoallergenic and anti-microbial, suppressing bacteria, fungi and pollen, helping you to breathe freely and prevent allergic disorders and inflammatory conditions.



### Tech Detox:

The blue lights from mobile phones disrupts our circadian rhythm, reducing melatonin production and inhibiting the REM sleep we need to feel well rested. We've provide alarm clocks and a box to put your phone in by your front door if you're struggling to switch off.





## Mezzanine Studios









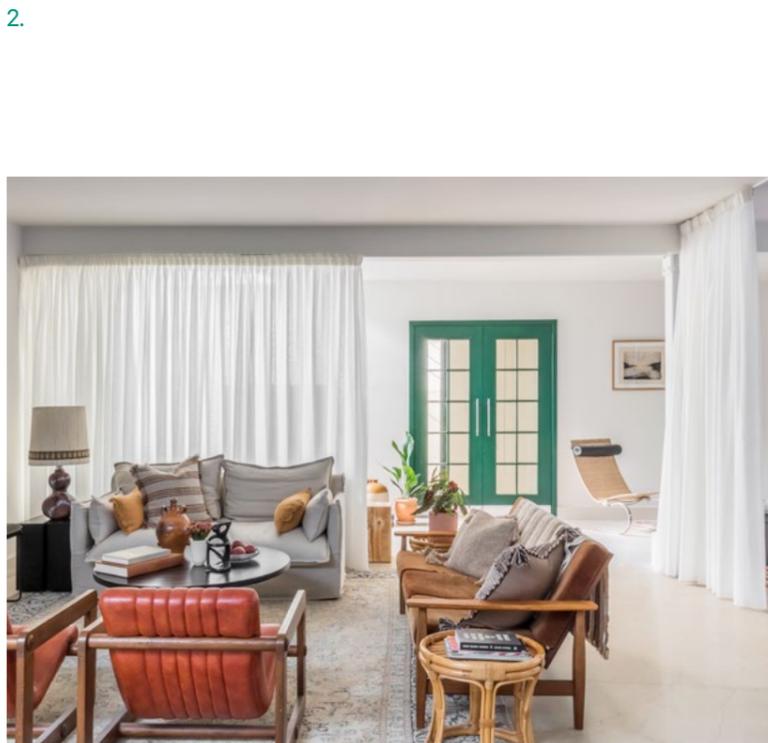
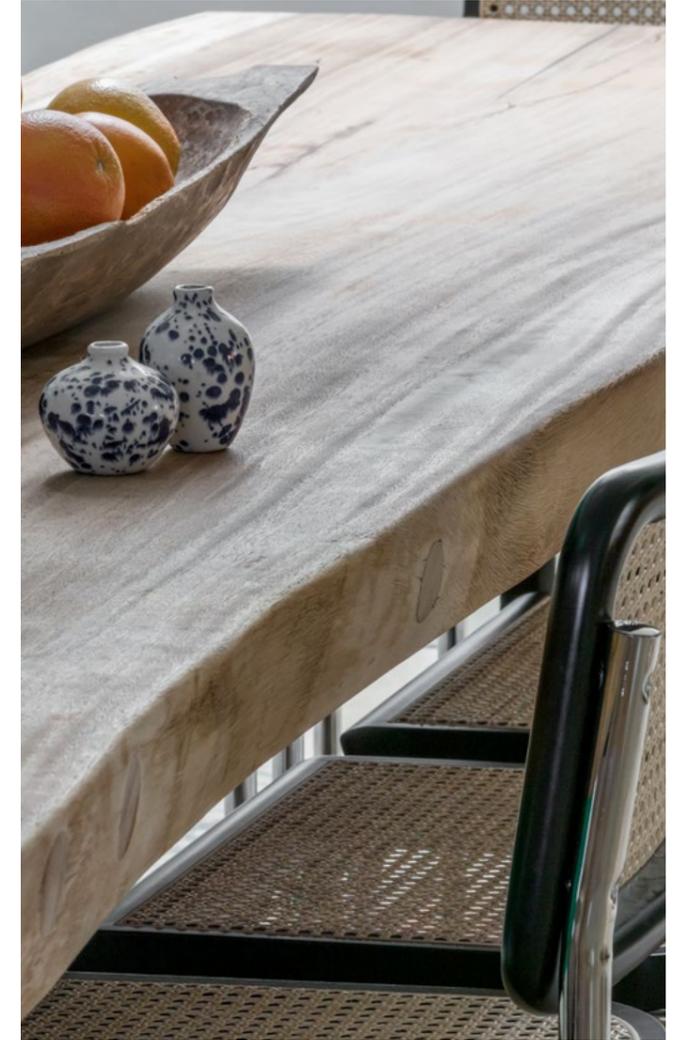
## The Home: Living Room

The heart of the home is our spacious and elegant shared living room, which has been designed to bring the whole house together. Cosy clusters give way to an airy room once the curtains are pulled back, depending on what's going on. Slouchy sofas in natural materials complement the relaxed energy of the space; the polished concrete floor contrasts with vintage rugs, blending hard and soft. The room is completed with a state-of-the-art sound and home-cinema system for movie nights, sports, presentations... or whatever else people have in mind!

A full service kitchen sits behind the bar area, to bring housemates together over food and the larder is stocked with treats for entertaining. The large dining table for shared suppers and monthly family dinner.



## The Home: Living Room



1.

5.

2.

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1. The polished concrete floor contrasts with vintage rugs, blending hard and soft.

2. The shady outdoor terrace sits to the side of the living room.

3. Cosy clusters give way to an airy room once the curtains are pulled back.

4. Slouchy sofas in natural materials complement the relaxed energy of the space.

5. Modern design classics sit alongside one-off vintage finds.







## What's included



- Fully-furnished private studio
- Anti-allergenic linen headboards and divan storage bed
- Kitchenette with Smeg appliances and serve-ware
- Ensuite bathroom with waterfall shower
- Oxygenating plants from RoCo
- Luxury Hypnos mattress and bedding
- High-speed wifi and Mubi subscription
- Gas, electricity and council tax bills
- Art from our GP.189 residency
- Laundry room with washing machine and tumble dryer



## CHAPTER TWO

# The Area: Bermondsey

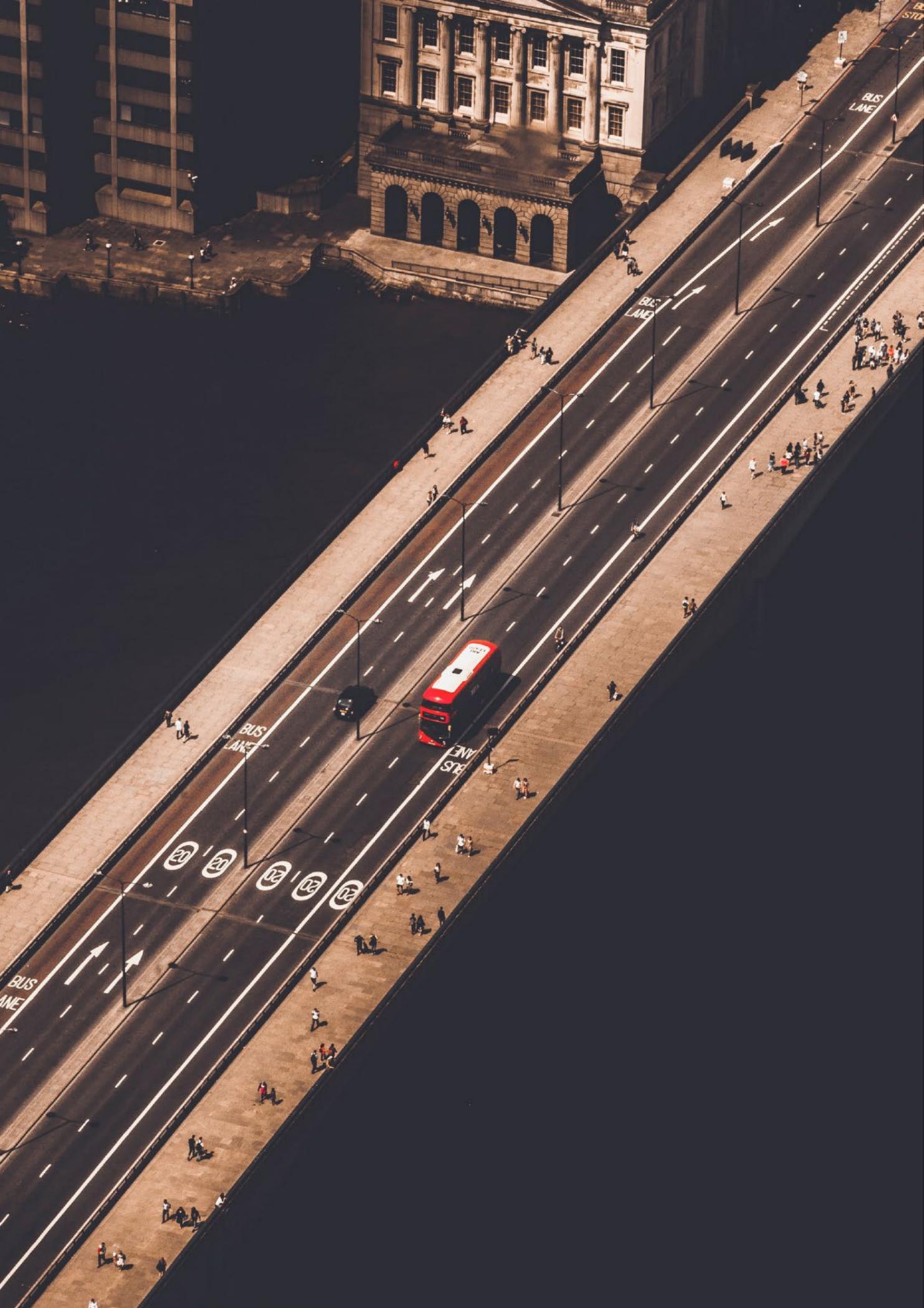
Bermondsey was recently voted as the best place to live in London by The Sunday Times.

Spend a little time here and it is easy to see why.

A thousand years ago Bermondsey was an island that rose above the marsh. It later housed an Abbey, which was dissolved in the Reformation. Later it became a salubrious part of town with its own spa. This evolved into an industrial centre with the docks and spice houses of Shad Thames and Butlers Wharf helping it garner the moniker 'The Larder of London'.

Located on Dockhead, The Italian Building's Italian Building takes advantage of Bermondsey's excellent transport links, a mere 20-minute walk into the city and 35-minute walk to the South Bank. On the Jubilee Line it is just 15 minutes to Canary Wharf and 25 minutes to Bond Street.

The proximity to London Bridge station means not only is the Northern Line easily accessible, so are trains out of London to Kent, Surrey and Sussex.



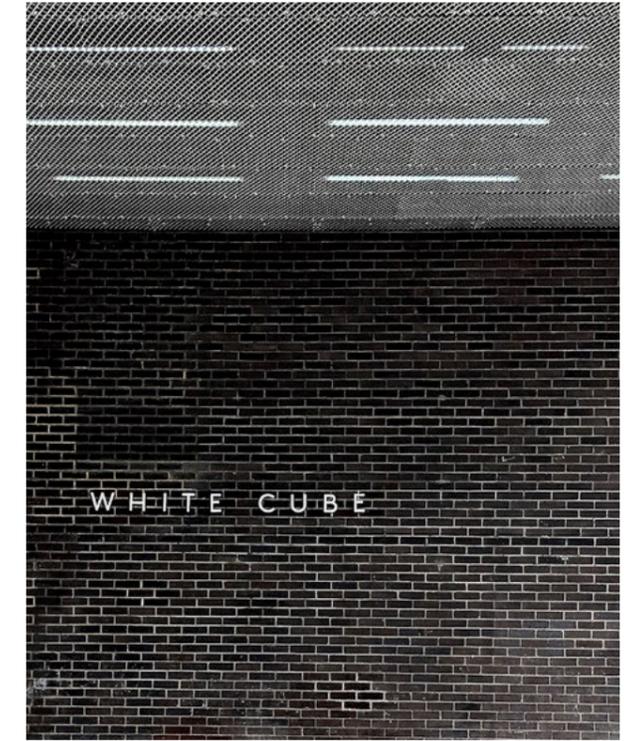
# Bermondsey

*London Bridge* ● 10mins

20mins ● *Liverpool Street*  
*Canary Wharf*  
*Old Street*

*Tottenham Court Road*  
*Oxford Street* ● 30mins





## The Area: Bermondsey

In the picturesque foodie heaven of Maltby Street Market and the artisanal joy of Spa Terminus where producers housed in reconditioned railway arches keep alive Bermondsey's strong food heritage. Top-notch restaurants line the area's main artery, Bermondsey Street and it doesn't stop there, the vibrant Old Kent Road has some excellent offerings from all around the globe. There's a plethora of high quality bars, although it is the atmospheric pubs - some of the oldest in London - such as The George championed by Shakespeare himself!

Today Bermondsey's cultural side is thriving. There's the popular White Cube as well as the brilliant CGP

London which sits beautifully in the middle of Southwark Park alongside the super-cool Drawing Room Gallery. The Fashion and Textile Museum has an ever-changing roster that keeps things fresh. There is also The Scoop, an open-air performance space, and the Union Theatre, a feeder for West End hits. Screen lovers can enjoy Kino, a small, welcoming independent cinema. Given how close the Tate Modern and the South Bank are, you are never short of options.







## THE ITALIAN BUILDING

41 Dockhead, London, SE1  
28 studio apartments available for  
move in from June 2020