

THE MODERN HOUSE



London SE14
£900,000 Freehold

Billington Road

The subject of extensive renovation in recent years, this three-bedroom house in New Cross has been thoughtfully updated while retaining the original features that define it. Details such as pine floors and doors, cornicing and fireplaces sit harmoniously alongside material accents including terrazzo, terracotta and quartz. There is a large garden to the rear, which has been carefully planted with young and mature specimens. The house has good transport links, situated just a few minutes' walk from New Cross Gate station.

The Tour

Situated in the peaceful Hatcham Conservation Area, the house retains its handsome Victorian façade. It sits at the end of a terrace completed in 1876, shielded from the street behind a small front garden.

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The front door opens to a hallway painted in Farrow & Ball's 'Breakfast Room Green', creating a welcoming entrance. Original cornicing extends around the ceiling, while pine floors extend underfoot, leading to the adjacent double reception room. This is flooded with light that enters through a large tripartite bay window, fitted with the original sash windows. Both sections of the room have original cast iron fireplaces, one of which is still working. There is also a cosy alcove perfect for a desk setup at the rear of the space.

At the rear of the plan lies the kitchen, beautifully executed in a palette of navy and white. The contrasting floor is lined with terracotta tiles with underfloor heating beneath, and one of the walls has had the original brickwork exposed. Quartz worktops conceal built-in appliances including a dishwasher and fridge/freezer; there is also an induction hob. The room has plenty of space for a dining area in front of the generous bay window.

The first floor is home to three bedrooms. The main bedroom has walls in a smart shade of green, with a full wall of wardrobes for storage. There is a large en suite with wall tiles from Mandarin Stone and a luxuriously deep bath. Storage has been neatly concealed within the walls, with an exacting eye for detail – including sockets inside for charging toothbrushes and razors.

The other two bedrooms are bright, calm spaces, at the front and rear of the plan respectively. The front bedroom is currently used as an office, while the rear is used as guest accommodation. The latter has beautiful brick walls painted a serene shade of cream, with exposed brickwork above extending into the roof's pitch. The family bathroom lies on the split landing below, in a handsome palette of maroon walls and floors against waterproof, terrazzo-effect tiles from Mandarin Stone.

Outdoor Space

To the rear of the house lies a thoughtfully planted garden, with paving at the front and gravel to the rear. The space is surrounded by raised beds, while to the rear is a prolific fig tree. Receiving plenty of afternoon sun, the garden makes an excellent spot for relaxing and entertaining. A former garage at the rear has been converted into storage space.

The Area

Billington Road is excellently located between the thriving areas of Queens Road Peckham and New Cross. Recent developments along Queens Road continue to contribute to the site, notably Kudu, Smokey Kudu, the Blackbird Bakery, Mama Dough pizza restaurant, and a number of new independent bars, including Peckham Cellars. New Cross is home to a great selection of restaurants, including The Rosemary, The Rose Inn and The Old Library; café Corner is a much-loved local favourite. For cultural activities, the wonderful Goldsmiths Contemporary CCA is close at hand.

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The nearby Bellenden Road has become a centre for some excellent independent restaurants, bars, and shops, including Artusi, The Begging Bowl and Flock & Herd butchers. The Bussey Building, off Rye Lane, hosts an active and varied programme of yoga/dance classes and workshops, along with a residency from the Royal Court Theatre. Peckham Levels hosts street food, bars and cafes, along with live music. The green spaces of Telegraph Hill, with wonderful views over the city, and Peckham Rye Park are a short walk away.

New Cross Gate Station is a few minutes away, running Overground and Southern rail services regularly. There are also excellent bus routes in the area.

Council Tax Band: D

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.