

THE MODERN HOUSE



London SE12
£1,000,000 Freehold

Effingham Road

Effingham Road is a quiet leafy street in Lewisham, close to Hither Green and Blackheath. This brilliant, newly-finished house forms part of a converted Victorian school, a handsome building that stands above the period terraces that surround it. Great care has been taken with this new home to create contemporary spaces with smart finishes that are bright and welcoming. There is a walled garden to the rear, and it's a short walk to the locally-loved Manor House Gardens.

The Tour

The building is set back from the road, enclosed by gates and with new landscaping and planting. Entry is to the living room, a bright space decorated with neutral tones. Walnut-hued engineered wood flooring runs in a herringbone pattern underfoot. A space for electricals has been neatly set into the chimney breast.

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Beyond is the kitchen and dining room which opens fully to the garden care of large bi-folding doors. The kitchen cabinetry is conveniently arranged along one side, finished in a lovely dark green hue with quartz countertops and completed by a Quooker tap. The double ovens are set at eye level on the return, and there is a central island unit to ensure the space remains sociable.

The house has smart solutions throughout, including a Hive system to control heating and lighting. On the first floor are two bedrooms: the one at the rear has views over the garden and an en suite. A family bathroom and a home office are also situated on this level. The third floor is home to the principal suite, which has dramatically vaulted ceilings, a bespoke built-in wardrobe and an en suite bathroom. The bedrooms throughout have fitted cabinetry, natural wool fibre carpets and custom-made shutters.

Outdoor Space

The rear garden has newly planted lawn and is enclosed with smart black panelled fencing. A large patio beside the kitchen provides space for barbecues and al fresco dining and gives way to the lawn.

The Area

Effingham Road is just a few streets from the green spaces of Manor House Gardens. With a play area, tennis courts, an outdoor gym, a lake and a café, it's an enviable sanctuary from the city. Local café Arlo & Moe is a popular spot for coffee and brunch, and The Station Pub is also a local favourite.

Lewisham is currently undergoing a large redevelopment of its town centre. The Lewisham Gateway development, designed by Axis Architects, is bringing new shops, restaurants and cafés, as well as a gym, a co-working space, open spaces and increased pedestrian connectivity to the town centre. It will also house the borough's first major multiplex cinema; Curzon Cinemas is set to take over the former Ladywell Baths, which will include four cinema screens, a public events foyer, a café, a bar and a restaurant. The centre of Lewisham is a 23-minute walk from the house.

Nearby Blackheath Park offers wonderful walks and sports facilities, and Blackheath Crossfit Centre is located en route. Further afield, a 30-minute walk leads to the Grade I-listed Greenwich Park, one of London's eight Royal Parks and the oldest of the deer parks. It contains 183 acres of grassland and over 3,000 trees, some of which are around 400 years old.

The closest primary schools are Brindishe Manor and Brindishe Lee, both just around the corner. A handful of secondary schools, including Trinity Church of England School, St Matthew Academy and Prendergast Vale School, are all within easy reach.

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Hither Green station is 9 minutes on foot and provides services to London Bridge, Waterloo East, and Charing Cross in 10 to 15 minutes. Lee station is only a couple of minutes further. Lewisham Station is a half-hour walk, providing Thameslink and Southeastern services and connecting to London Bridge in under 15 minutes. It also operates the DLR for connections to Canary Wharf and Bank.

Council Tax Band: F



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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”.