

THE MODERN HOUSE



London SE14
Sold

Studio 2, New Cross Lofts

This exceptional studio with B1 commercial use forms part of an elegant contemporary development by designers Chan and Eayrs. Made up of two bespoke loft apartments and two B1 work spaces, the building is clad with a herringbone-brickwork exterior that has a striking presence in the heart of New Cross.

This B1 work space is accessed via a glass-roof communal entrance with concrete staircase and raw-plastered walls. Down a short flight of steps the two B1 units share a small forecourt, with a flower bed along one side and space for a chair or two.

The front door opens onto a generous hall that leads into the main room, a large and light area with a kitchen and plenty of space for a number of desks. The second room is more private, with high fluted windows and an en-suite bathroom.

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Each unit has been designed to an exacting standard, with carefully selected natural colours and materials, and lime-washed oak floors. The kitchens are by British Standard (sister company to Plain English), the bathrooms have honed-marble tiles and the walls and windows are painted in Farrow & Ball and Little Green colours. There is underfloor heating throughout.

New Cross is a thriving area of London with a growing cultural profile that has a number of independent restaurants, bars and cafes, and is home to Goldsmiths University specializing in art and design. It is fast becoming one of South London's most fashionable areas.

The lofts are very well served by public transport, just a 4-minute walk (approximately) to New Cross station and a 6-minute walk (approximately) to New Cross Gate station, with links to Shoreditch (15 minutes approximately) and London Bridge (9 minutes approximately). The A2 provides swift access by road to Kent and the South East.



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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”.