

THE MODERN HOUSE



*London SE6
Sold*

Silvermere Road

This wonderful four-bedroom Victorian house in Catford, South London, has been subject to an extensive renovation. Drawing inspiration from the Bauhaus movement, the current owners have applied simple pops of colour, clean lines and a clever use of glass and steel to great effect throughout the interiors. The downstairs has been opened up to create a light-filled dual-aspect living space with a crisp white finish. Outside, there is a lawned private garden with mature planting and a glazed studio.

The Tour

The newly repointed brickwork façade of this mid-terrace building cuts a sharp profile in the tranquil street. Set back from the road, the house sits behind iron railings and a pretty walled garden, which is planted with Photinia red robin hedging. Monochrome tiles lead to an arched storm porch and new front door.

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The door opens directly into the open plan living area, where original internal walls have been removed to create a spacious, light-filled room. Period features, such as high, generously proportioned corniced ceilings, are paired seamlessly with a cool minimalist aesthetic. Like most Victorian houses, the proportions of the living room are dictated by the chimney breast, now flanked by bespoke shelving and a bay window at the far end. These shelves punctuate the transition between the living room and the dining area. Set next to another open hearth, the dining area looks out to the garden. Wide oiled oak floorboards run throughout the ground floor. Every window in the house has been refurbished or replaced in the style of the period.



A steel-framed window affords glimpses from the dining room into the kitchen beyond. A few steps down, the galley kitchen has a distinctive feel courtesy of the shifting level and bright turquoise Zellige floor tiles. A large sash window bounces light onto the elegant combination of maple and white cabinetry used in this room. White framed French doors lead out to the garden.



The staircase, painted in white and soft sage green, leads invitingly to the floor above. Angled full-height door frames give the landing a sense of scale and drama. Three spacious bedrooms and an immaculate bathroom sit on the first floor. The main bedroom sits at the front of the plan; currently used as an office, daylight floods in through a single sash window and a wide bay. A further two light-filled bedrooms overlook the garden at the rear of the house. Original oak floorboards unify the landing with the bedrooms. The family bathroom has fresh white Vola fixtures and fittings and Lusso Stone sanitaryware.

Another set of stairs, also painted a soft sage green, lead to the top floor, where there is a double bedroom and en suite shower room. This bedroom has sweeping views onto the garden and the skyline beyond through large sliding doors. Klein blue Zellige tiles in the en suite create an energising contrast to the white palette used throughout.

Outdoor Space

A paved terrace, with space for a table and chairs, sits outside the kitchen doors. At the back of the lawned garden is a large wooden studio-style shed with glazed double doors.

The Area

Silvermere Road is close to a large number of green spaces. Ladywell Fields, with tennis courts and an athletics track, is a two-minute walk away. Hither Green and the open hilly spaces of Mountsfield Park are 13 minutes on foot. In the opposite direction, you can walk to Blythe Hill Fields or Wild Cat Wildness Riverview Park in 20 minutes. Much of this is via the tranquil eight-mile Waterlink Way, which follows the River Ravensbourne and is great for walking and cycling.

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There is an exciting arts and food scene in Catford; local favourites include Catford Food Market, which promotes sustainable food production, Catford Mews cinema, and Mother House Studios, which is home to multiple flexible art spaces. There is an excellent range of independent shops, restaurants and cafés locally including Plenty, a neighbourhood food and wine shop, plus delicatessens Good Food and Larder. Restaurants of note include the Catford Constitutional Club, which has a rooftop garden, and community pub Ninth Life.

Trains run from Catford to St Pancras in 25 minutes and from Catford Bridge to Charing Cross via London Bridge also in 25 minutes. There are plenty of bus routes running services across South-East London.

Council Tax Band: C

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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”.