

THE MODERN HOUSE



London SE23
Sold

Stanstead Road

This beautiful two-bedroom Victorian house occupies a peaceful position in the heart of Forest Hill. Frances Whittingham Studio has carefully reconfigured the internal spaces, embracing the original fabric of the building while adding bespoke joinery, a serene colour palette and impeccable details throughout. Through French windows lies a secluded garden at the rear with an abundance of climbing plants and bushes.

The Architect

Frances Whittingham is an RIBA and ARB accredited Architect who lives and works in London. Prior to founding the Studio she was an architect at Stanton Williams and subsequently a founding partner at Whitman Wilde LLP Architects. Her portfolio includes a mix of beautiful residential, interiors and small scale commercial projects across the UK.

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The Tour

The house is set back from the road, behind a traditional picket-fence. A pathway leads to the front door with original black and red square tiles underfoot and an immaculate front garden with a secure bike shed.

The front door opens to a hallway, which seamlessly leads to a wonderfully bright living area and adjoining dining room, owing to the dual aspect layout of the house. These rooms have been finished with a muted grey colour palette chiming harmoniously with the oak floorboards underfoot. Bespoke joinery features throughout these rooms allowing a tremendous sense of continuity and flow between the spaces.

A short staircase leads to the kitchen, which has been carefully extended and reconfigured by the current owners, who have sensitively preserved the existing brick arched openings. Two pantry cupboards with ribbed glass screens lie on the opposite wall and bracket a built-in seating area with wooden panelling behind. Overhead open shelves provide ample storage and make a bright area to keep plants.

Through the arch lies an understated kitchen with oak work surfaces and cabinetry painted midnight blue with brass handles. From here, a picture window frames the garden beyond while allowing an abundance of natural light to illuminate the space. French doors lead to the garden at the rear.

A staircase ascends to two spacious bedrooms and a sizeable family bathroom. The main bedroom is positioned at the front of the plan with plenty of storage in the form of full-height bespoke wardrobes. Additional cupboards sit on either side of the bed. The second bedroom is replete with original features, including a picture rail and firebox. Neutral carpet lies underfoot throughout this floor. The immaculate bathroom has a separate shower and bath, with large ceramic tiles underfoot and an enamel bucket sink.

The house has been subject to meticulous renovation in recent years and has been completely rewired, replumbed and plastered.

Outdoor Space

At the rear of the house, French doors lead onto a charming southeast facing garden. Laid mostly to lawn, with a gravelled section at the front, there are beautifully planted borders and a useful shed for storage. The garden is partly enclosed by an original wall made from London stock brick.



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The Area

Stanstead Road sits in the heart of Forest Hill, an extremely popular area of south-east London, in part due to the London Overground extension. As a result, there are plenty of excellent independent cafes, restaurants and pubs in the area. Canvas & Cream on the High Street, part café and art gallery, is an excellent spot for coffee and cake, as is St David Coffee. For a casual lunch or dinner, afternoons and evenings in The Signal and Sylvan Post pubs offer great food and drinking options. Neighbourhood favourite The Pantry deli is positioned just around the corner and serves excellent coffee and St John pastries.

The Horniman Museum and Gardens is a popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning. Capitol Walk is also well placed to access the shops and restaurants of Dulwich Village and East Dulwich, as well as the open space of Dulwich Park. It is within easy reach of several other green spaces and woodland parks, including Sydenham Hill Wood and Crystal Palace.

All of the amenities of Forest Hill, including the railway station, are approximately five minutes away on foot. Forest Hill Station runs Overground and Southern Rail services to London Bridge, Canada Water, Shoreditch and Highbury & Islington. Sydenham Hill station is nearby and offers trains to City Thameslink and Victoria in under 20 minutes.

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”.