

THE MODERN HOUSE



*London SE4
Sold*

Tyrwhitt Road III

This exceptionally bright three-bedroom flat, with garden, is positioned on Tyrwhitt Road, a quiet tree-lined street in Brockley. The subject of an imaginative renovation by its owners, light has been maximised throughout with the use of contemporary materials and more recently, a glass extension to the rear. Tyrwhitt Road is arguably one of the most sought after roads in the area and meets the beautiful spaces of Hilly fields at one end.

Built in the late 1800s as a Victorian townhouse, the exterior is typical of its era, this is particularly evident at the front doors' intricate, stucco arch. The house is set back from the road and a long line of Victorian tiles pave the way through the front garden leading to a short flight of steps at the impressive frontage.

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Inside, the flat has been subject to an extension at the rear, where a large skylight and a set of glass sliding-doors seek to dissolve the division between a contemporary living and kitchen area, and an incredibly private garden. The living room retains its original wooden flooring, cornicing and has a gas-burning fireplace. In the kitchen, natural materials and neutral tones have been cleverly employed to create a sense of tranquillity and flow throughout. Simple white units chime with wooden worktops whilst Mandarin stone runs underfoot. There are dual aspect views of the garden, care of the aforementioned glass doors, that cleverly wrap around this incredibly bright room.

The master bedroom, to the front of the plan, feels very private and has a set of large sash bay-windows. In the second bedroom, French doors open out entirely to the east-facing garden. The smallest of the three bedrooms is currently being used as a nursery, but could work equally as well as an office.

There are a wealth of excellent restaurants, bars and cafes in the area (The Tapas Room, Sparrow, Joyce natural wine bar and Artusi's sister-restaurant Marcella are all noteworthy)

The excellent green spaces at Hilly Fields sits at the end of the street, including its park and café with wonderful sweeping views of south London. A little further afield is Brockley and Ladywell cemetery spanning 37 acres of beautiful green space all protected within the Brockley conservation area.

Nearby Brockley Market runs every Saturday and features a wide range of organic traders (butchers, grocers, fishmongers), food trucks and plants sellers.

Brockley Station is on the London Overground for services to Canada Water (Jubilee Line) and Shoreditch, and Whitechapel for connection to Crossrail upon its completion. Brockley station runs direct services to London Bridge in around ten minutes via Southern Rail.

Trains run from St Johns station direct to London Bridge in 7 mins and Cannon Street. Whilst Lewisham also operates the DLR for connections to Canary Wharf, Bank and the National Rail to Charing Cross.

Tenure: Leasehold Lease Length: approx. 104 years Service Charge: approx. £250 per annum

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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”.