THE MODERN HOUSE



London BR3 Sold

The Knoll

Quietly situated on a sought-after private road in the centre of popular Beckenham is this wonderful four-bedroom house, built in the early 1970s by the architect for his family, with private garden, internal courtyard, garage and gated offstreet parking.

Set back from the road, the modest brick frontage is approached via low electric gates and a large forecourt with access to an integrated garage on the right. Internal accommodation extends to approximately 2,445 sq ft and is arranged over two levels.

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London, South London Sold

The Knoll

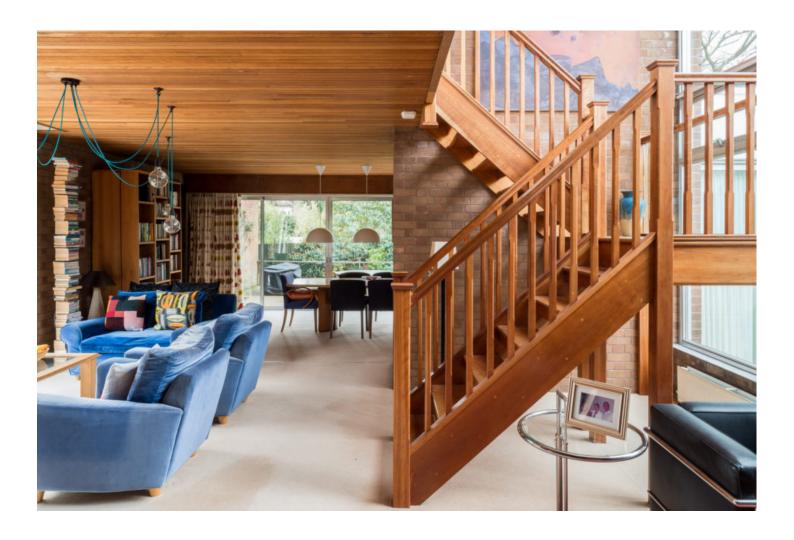
The ground floor is largely open plan, with exposed brick walls, concrete lintels and cedar-clad ceilings. Arranged in a sweeping L-shape around an internal courtyard, the living and dining areas are bathed in light from glazing on three sides, with various access points to the surrounding garden. To the right of the entrance hall is a study with aluminium-framed glazed sliding doors to the internal courtyard, and internal access to the garage / workshop. To the left, through a sliding pocket door is the kitchen, with original white ceramic mosaic tiling and independent glazed access to its own section of paved garden. On this level is also a guest WC with a Twyford 'Barbican' wash basin. Floor-to ceiling glazing stretches across the entire rear aspect, opening onto south-facing timber decking and lawned garden beyond.

An open-tread cherrywood staircase ascends to the first floor, with views through double-height glazing to the courtyard below and over the recently replaced section of flat roof, which has historically had planning for an extension. On the first floor, arranged along one side of an arterial corridor, are three similarly sized bedrooms with built-in wardrobes by Phillipe Starck and a mosaic-tiled shower room with roof light. At the far end is the master bedroom with built-in wardrobes and a large en-suite bathroom, also with a roof light. Floor-to-ceiling aluminium-framed windows extend uninterrupted across the entire upper elevation flooding each bedroom natural light.

Solar panels were installed approximately seven years ago and minimise electricity costs.

The house can be found on The Knoll, a leafy residential road in Beckenham, a popular district of the London Borough of Bromley that lies south east of the capital's centre. It is a short walk to Beckenham High Street, with its wide range of shops and other services, and to Beckenham Junction and Ravensbourne train stations. The former runs services to London Victoria in just 22 minutes, whilst the latter runs direct services to London's Farringdon station in approximately 38 minutes. Both stations are in London Zone 4. The area is well served for schools, green spaces and leisure facilities including the renowned Beckenham Lawn Tennis Club.

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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".