

THE MODERN HOUSE



*London SE4
Sold*

Brockley Grove

An exciting opportunity to acquire a site on a quiet residential street close to Crofton Park station, with planning consent to build a modern two-bedroom, one study house. The proposed designs by architects 31/44 extend to approximately 1,020 sq ft, with accommodation arranged over three floors, and include a front and back garden.

31/44's proposed design is a contemporary reinterpretation of the surrounding terraces, employing a mix of pale painted brick, matching concrete and slate tiles. Windows are aligned with neighbouring bays and are to be constructed of slimline aluminium with a powdercoated bronze finish.

Entry will be via a front patio garden which is demarcated by a low wall and planters. The front door will be lowered slightly to maximise the internal ceiling height of the roof space, whilst maintaining the terrace window-line.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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At the front of the house, facing Darfield road, is the main living space with bay window. On the first floor is a bedroom, study and bathroom. On the second floor is the master bedroom with en-suite WC and shower. Roof lights are proposed to run in line with the tile roof finish.

Brockley Grove is located within Crofton park, close to Brockley and Ladywell Cemetery and the open spaces of Hilly Fields Park. The area has a number of excellent bars, pubs and restaurants.

The site is ideally positioned within walking distance of a number of transport links within Zones 2 and 3. Crofton Park train station is a four-minute walk from the site with frequent mainline trains to London Blackfriars in around 18 minutes, and the City Thameslink to Farringdon and London St Pancras in under 26 minutes. Brockley and Honor Oak Park are both within a mile and offer services to London Bridge in around 12 minutes, as well as regular London Overground trains to Canada Water, Shoreditch High Street and Highbury and Islington. Ladywell station is approximately 12 minutes' walk and has direct services to Charing Cross, Waterloo East, London Bridge and Cannon Street, all in under 20 minutes.



*London, South London
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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”.