

THE MODERN HOUSE



London SE23
Sold

Brockley Rise

This classic mid-century townhouse with four bedrooms forms the end of a terrace on Brockley Rise, positioned between Honor Oak and Forest Hill. The house has a forty foot-long private garden that opens onto beautiful wooded parkland at the rear, which is for residents' use only.

Originally designed in the 1960s, the house has been carefully modernised and thoughtfully re-designed by its current owners with a view to maximising a sense of space and light throughout. There are wonderful views from the full-width rear windows on each storey to the mature treetops of the private parkland behind.

The house is approached across a hard-standing, which provides off-street parking. Entry is to a hall at ground level with the internal garage on the right and WC on the left. The house was laid out over three levels with a sensical floorplan that is typical of mid-century designs. There is a serene fourth bedroom that looks onto the garden at the rear, as well as a utility room that provides access to the outside.

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Beyond the private garden is a large section of private woodland that is shared by residents of the surrounding houses. An incredibly rare facility, there is a tennis court, table tennis tables, wild meadows and space for fire pits. Regular communal events are organised by the residents of Brockley Hill Park Estate, such as jazz evenings, Easter Egg hunts and bonfires. This green space acts a wonderful lung for the house, and means that there are no direct neighbours at the rear.

Stairs to the upper floors retain their original hardwood treads and lead to a spacious living room, which benefits from wonderful levels of natural light, care of a row of windows along the whole of the east-facing aspect. The kitchen is positioned behind a half-wall and has new plywood cabinetry. Original floorboards run underfoot.

On the second floor are three bedrooms, two of which have purpose-built wardrobes, and a large family bathroom.

Brockley Rise is positioned between Honor Oak and Forest Hill, in an area of London loved for its parks and green spaces. Blythe Hill Fields, a large park area, is a five-minute walk away.

This part of south-east London has become an extremely popular with the help of the London Overground extension. As a result, there are plenty of very good independent cafes, restaurants and pubs in the area. Jones of Brockley deli and the Proud Sow butchers, both in Crofton park, are excellent. Browns of Brockley is a really great coffee shop Brockley's Rock is locally-loved for fish and chips.

Brockley Rise is a four-minute walk from Honor Oak Park station which runs regular fast services into London Bridge station (15 trains per hour with a journey time of around 12 minutes) as well as London Overground services, with Shoreditch High Street and Highbury and Islington to the north and Crystal Palace and West Croydon to the south. Crofton Park Station is 12 minutes' walk away and runs direct trains to Blackfriars.



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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”.