

THE MODERN HOUSE



London SE4
£715,000 Share of Freehold

Buckthorne Road

Form, light and materiality are explored to great effect in this renovated two-bedroom Victorian apartment in Crofton Park. The warm London stock brick of the front façade gives way to unabashedly contemporary interiors, energised by the fall of light and a concise palette of expertly used materials. An orchard garden at the rear lends a woodland feel to the main living spaces, where wide sliding doors frame views of the enticing terraces beyond. The thriving shops, cafés and parks of Brockley are all a short walk away.

The Tour

Buckthorne Road is a terrace of London stock brick houses accented with red brick detailing and wide bay windows. The apartment sits at the end, before a bend in the road that affords it an unusually wide plot that has been used to create an apartment with generous proportions and a wonderful woodland garden.

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The shared entrance from the street leads to a private front door. A well-considered hallway provides plenty of storage and conceals the unexpected volume and light of the living room.

Rounding the corner and entering into the living space is a joyful moment of discovery. Engineered oak floors, warmed by underfloor heating, establish a natural tactility that harmonises with the garden views at the rear. The space is zoned into three clear areas: one space is for sitting, centred around the plastered hearth; a second for dining, beside towering sliding doors; and a kitchen, defined by a waterfall skylight that stretches above the workspace and down the side of the apartment, creating a corridor of light.

In the kitchen, indigo-stained wooden cabinets are topped with contrasting quartz creating a sleek finish. Integrated Neff appliances sit discretely within the bespoke joinery and Claybrook tiles run along the side wall forming a subtly reflective splashback.

The room widens towards the rear, leading the eye towards the inviting greenery of the garden. Bespoke cabinetry lines the walls, providing excellent storage and display space; a separate utility cupboard is at the back of the room.

The main bedroom sits at the front of the plan with tall ceilings, a wide bay window and large built-in wardrobes. The second bedroom is at the rear and overlooks the garden.

A family bathroom is at the centre of the plan; finished in a tactile micro-cement and terrazzo tiles, it houses a separate bath and shower.

Outdoor Space

Large sliding doors open from the living room and second bedroom into a wonderful rear garden. Two separate decked seating areas wrap the back of the apartment, providing plenty of room for seating and planters.

The luscious lawn is bordered by fruit trees, including pear and Victoria plum. Bay and acacia run alongside the shingle path, which leads towards the shed at the foot of the garden covered with sweet-smelling honeysuckle. The overall effect is of a secluded, enchanting woodland.

The Area

Buckthorne Road sits between Crofton Park and Honor Oak, a short walk from Hilly Fields Park which has excellent views south, towards Crystal Palace. The area is spoilt for green spaces, some of which can be walked along on the locally known 'Brockley Three Peaks' route, linking Hilly Fields, Ladywell Fields, Blythe Hill and One Tree Hill.

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The surrounding neighbourhood has numerous independent cafés, bars and restaurants. Jones of Brockley at the top of Darfield Road is renowned as a local delicatessen of the highest standing, championing small producers and fine wine, and stocking Neal's Yard cheeses. Every Saturday, the Brockley farmers' market sets up at the foot of Tressillian Road, a short walk away, featuring seasonally sourced fresh fruit and vegetables as well as award-winning breakfasts, brunches and produce.

For more on the delights of Brockley and neighbouring Nunhead see our resident's guide.

Beecroft Primary School is nearby and was recently rated "Outstanding" by Ofsted.

Crofton Park Station (Thameslink) is a three-minute walk away, connecting directly to Blackfriars, Farringdon, City Thameslink and St Pancras. Brockley Station is within a 15-minute walk and connects via London Overground and Southern Rail to east London, Highbury and Islington, and London Bridge.

Lease: Share of Freehold Lease Length: approx. 92 years remaining Service Charge: approx. £550 per annum Council Tax Band: B



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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”.