

THE MODERN HOUSE



London SE23
Sold

Church Rise

Positioned at the end of a terrace of three houses built in 1963, this wonderfully remodelled two/three-bedroom mid-century townhouse is well positioned on Church Rise amongst the quiet streets of Forest Hill. The designer owners have found a clear and accomplished way to express the potential of the house and garden, maximising the light and space typical of mid-century architecture.

The house is approached across a hard-standing, which provides parking for a couple of cars. Originally the house would have been constructed with an integrated garage at the front, however in this particular example the garage has been removed and converted to augment the living space.

The ground-floor space is open plan, laid with beautifully selected Spanish block tiles that run right through the bi-fold doors to a rear garden. At the front is a neatly arranged kitchen with a slim-profile Corian worktop, fitted with birch-ply cupboards and drawer fronts that hide CNC-cut joinery. Next to the front door there's a downstairs WC and utility cupboard.

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The first floor contains a beautifully bright reception room, with access to a small rear-facing balcony. The room is divided by an original partition wall, in which the fluted glass has been preserved. The smaller of the two rooms would have originally housed the kitchen, but is now used as a study or third bedroom.

There are two bedrooms and a family bathroom on the top floor. The master bedroom is L-shaped, creating a useful area for fitted wardrobes.

Planning permission was recently granted to add an additional floor to all the houses in the terrace to create further living space. The work is permitted on the condition that the owners of all three houses (in the terrace) agree to carry out the renovation work at the same time. Plans can be provided on request.

Forest Hill has become a very popular area of south-east London with the help of the London Overground extension. As a result, there are plenty of very good independent cafes, restaurants and pubs in the immediate area around Imperial Club. The Horniman Museum and Gardens is a very popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning. The centres of Dulwich and Peckham are within easy walking distance.

There are a number of 'outstanding' primary schools in the Forest Hill area, including Fairlawn Primary and Eliot Bank Primary.

The nearest station is Forest Hill, running London Overground services to Highbury & Islington via Shoreditch High Street and Canada Water (for connections to the Jubilee Line). Southern Trains runs direct services to London Bridge with a journey time of around 20 minutes.

*London, South London
Sold*

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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”.