

THE MODERN HOUSE



*London SE15
Sold*

Consort Road

Located on Consort Road, this exceptionally bright three-bedroom maisonette provides well proportioned, open-plan living over two levels, combined with a sunny west-facing private garden.

The property is approached from a pedestrian walkway and fronted by a small garden. A secure front door opens to an internal porch that provides a useful area for shoes and coats. A second door leads to the wide hallway and open-plan living space.

There is a modern kitchen fitted with a wooden worktop and stainless-steel sink. Beyond the kitchen is the dining and seating area that has access to the rear garden through a double-glazed sliding door. The floor is laid with engineered-oak boards from the Natural Wood Floor Company.

THE MODERN HOUSE



*London, South London
Sold*

Consort Road

The garden has been recently landscaped and includes a painted concrete terrace beneath a pergola-like structure (partly covered), and raised beds constructed from breeze blocks that create space for clumping bamboo and long grasses.

Also on the ground floor, with separate access to the garden, is a utility room with space for a tumble dryer and storage cupboards beneath a birch-ply workbench.

Upstairs there are three well-proportioned bedrooms and a bathroom with a shower over the bath. The wide landing borrows light from transom windows above the bedroom doors. The two larger bedrooms have built-in wardrobes. The original floorboards have been stripped and lime-washed.

The estate is well-maintained and offers each resident a free unallocated parking space in any of the three car parks.

The house is excellently located in the thriving area of Peckham. Recent developments along Queens Road continue to contribute to the area, notably new neighbourhood restaurant Kudu, the Blackbird Bakery under the railway arches, The Stillroom Italian Deli, Mama Dough's pizza restaurant, and a number of new independent bars. Nearby Nunhead Lane has a village-like feel, with a greengrocer, a fishmonger, deli, café and a new community centre by AOC architects.

Bellenden Road has become a centre for some excellent independent restaurants, bars, and shops, including Artusi, The Begging Bowl and Flock & Herd butchers. Newly opened Peckham Levels, off Rye Lane, hosts an active and varied programme of yoga/dance classes and workshops, and is packed with independent eateries. The open green spaces of Peckham Rye Park are a short walk away.

Peckham Rye and Queens Road stations are both half a mile away, running London Overground services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee Line can be reached at Canada Water (10 minutes) and the Northern Line at Clapham High Street (11 minutes). Southern trains run services to London Bridge with a journey time of around 7 minutes. Peckham Rye station also runs services to Farringdon and Victoria.

Please note that this property is owned by an employee of The Modern House Ltd.

Tenure: Leasehold Lease Length: 125 years from September 1987 (approx. 94 years) Service Charge: approx. £800 per annum Ground Rent: £10 per annum (peppercorn)

THE MODERN HOUSE



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”.