

THE MODERN HOUSE



*London BR3
Sold*

Foxgrove Road IV

On the edge of Beckenham Place Park sits this classic mid-century townhouse. Its sleek profile, a combination of archetypal brickwork and white panelling, hints at generous internal proportions. A sensitive renovation has retained the house's original features; newly introduced cork floors and ply joinery are sympathetic additions. A lovely lawn and terrace extend at the rear, creating a private oasis. The centre of Beckenham is a short walk away and has excellent connections to London's centre.

The Tour

Set back from the road behind established trees and shrubs, this short terrace typifies the mid-century building that was once prevalent in Beckenham. The façade is defined by brick surrounds punctuated by white panelling and fascias, typical of the era. Wide ribbon glazing spans the top two floors, drawing in the light that characterises the living spaces. A private driveway with space for a car leads towards the garage and front door.

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Entry is to a wide hallway with beautifully preserved five-finger parquet. Colourful valchromat storage beneath the stairs provides plenty of room for shoes and coats. To the left, the staircase ascends to the main living space on the first floor. Opened up in order to create a dual-aspect space, this wonderfully generous room has been cleverly zoned into a distinctive kitchen and dining area and a separate-feeling living room.

The sitting area is a capacious room centred around a fireplace with a tiled hearth. Backless birch ply shelving demarcates this zone from the kitchen while allowing a sightline through the room toward views of the trees beyond.

The kitchen itself is designed in a horseshoe configuration, leaving space for an adjacent dining area. It features a white-tiled splashback, tactile ply units fronted with melamine and shaped finger-pull handles, and Formica birch ply worktops. High-level shelves hover above the peninsula, helping to demarcate the kitchen from the rest of the plan.

The original open tread of the staircase twists up from here to the top floor. A skylight draws light onto the landing. There are three bedrooms on this level—two doubles and a single—each with ample storage. Both the main and second bedrooms have bespoke fitted storage. A beautifully finished family bathroom sits off the landing. Quarry tiles across the floor contrast with the soft blue of the wall tiles from Johnson's "Pools" collection. A Velux skylight stretches overhead. There is a separate bath and shower. Underfloor heating runs throughout the bathroom and the shower room/utility downstairs.

A fourth bedroom, currently used as a study, is located on the ground floor, and opens directly to the garden. The adjoining utility and shower room has been finished in playful polychromatic tiling, with charcoal tiles on the floor and a pop of orange in the shower itself with Johnson tiles. There is a separate WC finished in Cole and Son wallpaper. The garage and utility room are also on the ground floor.

Outdoor Space

A brick terrace lies directly beyond the fourth bedroom through wide sliding doors. This sociable space has a wooden awning, perfect for trailing plants. A small step leads to the lawn, which is bordered by established trees and shrubs including fatsia, buddleia and hypericum with low lying ferns. The surrounding canopies ensure leafy views. There is a storage cupboard at the foot of the garden along with a gate giving access to the communal lawns.

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The Area

The house can be found in leafy Beckenham, just south-east of Central London in the Borough of Bromley. The centre of Beckenham is home to a diverse range of independent shops selling everything from antiques to organic foods. Beckenham Bookshop has a great reputation for its lovely staff and regular reading clubs, while Villagers Fine Sausages is renowned for its creatively flavoured sausages made with the finest ingredients. At the top of the High Street, the small park of Beckenham Green hosts a wide variety of events, including St George's Art Festival.

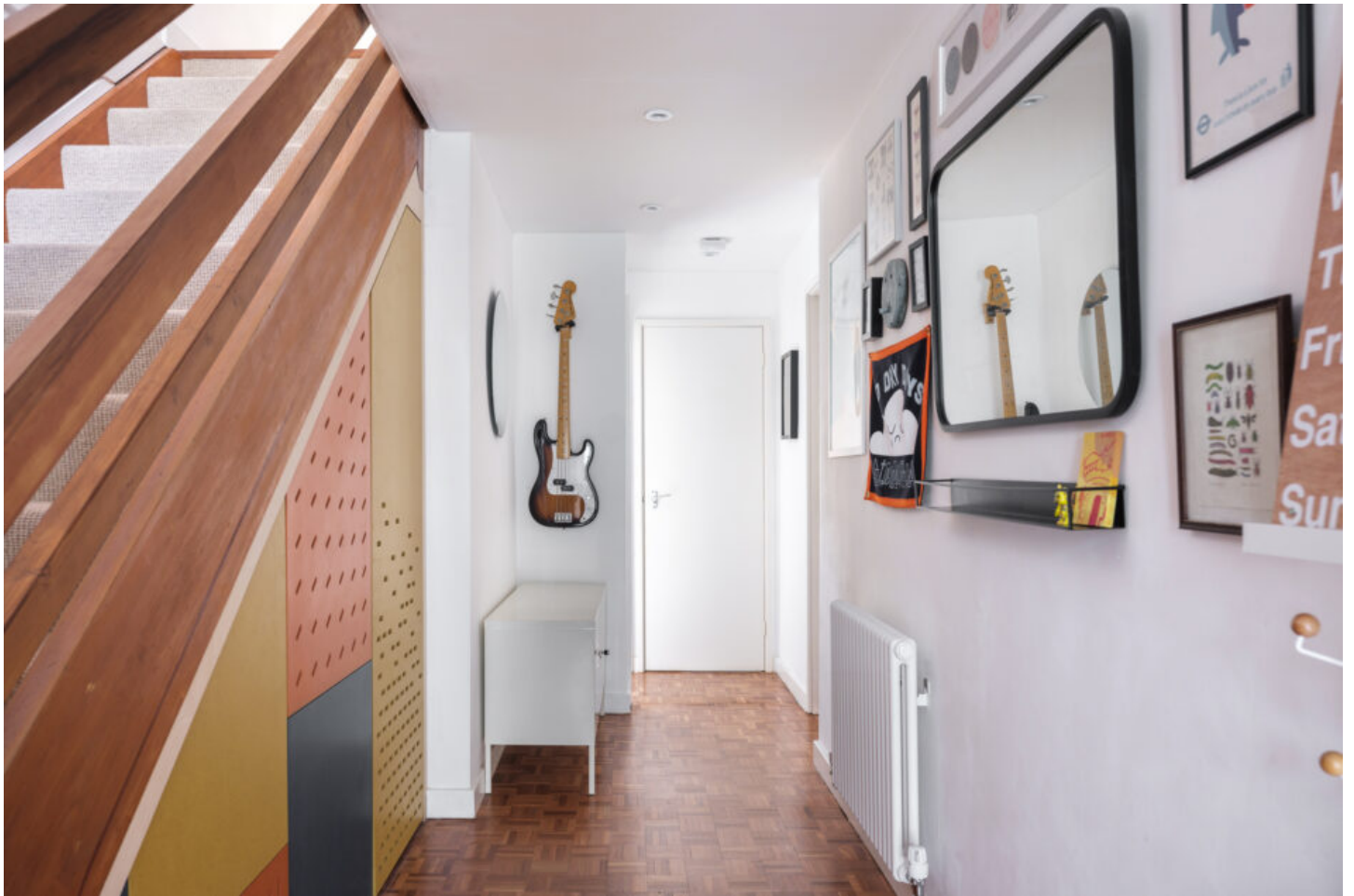
The house sits opposite Beckenham Place Park, the largest park in southeast London and a wonderful green oasis with playgrounds, sports pitches and wild swimming. It is home to the Homestead Café, for proper beer, pizza, and Square Mile coffee. The park also features on South East London Green Chain, 50 miles of walking trail that intersects green spaces from Erith Riverside to Nunhead. Kelsey Park is a 20-minute walk south from Foxgrove Road, and has ornamental gardens, mature trees and woodland, all set around a central lake which is home to a wide array of waterfowl, including heron and kingfisher.

Foxgrove Road sits between three train stations.

Ravensbourne Station is the closest, a seven-minute walk from the house, and runs services to Elephant and Castle in around 25 minutes and London Blackfriars in approximately 31 minutes. Beckenham Junction is a 13-minute walk, running services to London Blackfriars in around 19 minutes, London Victoria in just 22 minutes, and London Bridge in 36 minutes. New Beckenham Station runs services to Cannon Street. All stations are in Zone 4. Beckenham Junction is also connected to the tram network that runs towards Wimbledon.

Council Tax Band: F

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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”.