

THE MODERN HOUSE



New King Street, London SE8
Sold

Hawkins House

This characterful one-bedroom apartment is moments from Deptford High Street and Deptford Creek. A playful colour palette is used to accentuate beautifully detailed finishes throughout. The unexpectedly large garden at the rear is a green haven filled with greenery and blooms. The apartment is also a short walk from Deptford Creek, one of the UK's last natural creeks, which flows into the Thames and is a haven for a myriad of fresh and saltwater plants and animals.

The Tour

The apartment is on the ground floor of a quiet residential block, set back from the road. A small front garden creates a sense of arrival at the front door. The façade is London stock brick accented with red-brick quoins and window detailing. Entry is to a wonderfully rich blue hallway at the centre of the plan, with the living spaces leading from the right and the bedroom and bathroom to the left.

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The bright living room looks onto the private garden at the rear, with leafy views and plenty of natural light. The room is currently configured in two distinct areas with space for a large dining table and chairs at the rear and a sitting area at the front. A French door opens directly onto the garden allowing a lovely breeze. Cork flooring runs throughout the apartment.

The kitchen is at the front of the plan. Deep green walls are accented by the pale blue tiles that form the splashback. A buttercup yellow pantry is created by bespoke joinery and shelving wrapping around the kitchen. Wooden worktops finish sleek white cabinetry; the overall effect is a fresh and characterful space. The hallway leading to the bedroom and bathroom is full of integral cupboards, providing copious amounts of storage space.

The bedroom is a very generous size with an outlook to the garden. A central hearth defines the space, creating two recesses for storage or a work area. The newly refurbished bathroom lies opposite; dark ceramic tiles contrast with bright white paintwork to create a striking monochromatic space, contrasting with the rich blues of the hallway.

Outdoor Space

The living room opens to a beautiful courtyard garden. Steps down from a narrow deck lead to radial paving slabs that fan out towards burgeoning beds filled with ferns, salvia and grasses. This would make an excellent spot for a dining table and chairs.

Lowline brickwork defines the beds at the edge of the garden, and climbing plants weave through the trellis at the rear. This green oasis is a quiet spot to socialise and exercise a green thumb.

The Area

Hawkins House is set in the quiet residential area, near Deptford High Street. The Thames path is just a five minute walk-away and Deptford Market is less than a 10-minutes in the other direction. It has a thriving local market, joined in recent years by a new wave of establishments, including Buster Mantis, a bar renowned for its famous Steam Down jazz nights; Winemakers Deptford, an exceptional natural wine bar and shop, serving great European cooking from its small kitchen; Forest for all houseplant related needs and Marcella (sister restaurant to Artusi in Peckham) for excellent homemade pasta and seasonal Italian cuisine.

Deptford Station is a five-minute walk away, running mainline services into London Bridge in just six minutes. New Cross Gate and New Cross stations are within a five and a 15-minute walk, respectively, running London Overground services directly to Shoreditch, Dalston and Highbury & Islington.

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Tenure: Leasehold Lease Length: approx. 92 years remaining Service Charge: approx. £1,600 per annum Ground Rent: approx. £100 per annum Parking: Residents can apply for an annual parking permit within the estate Council Tax Band: A



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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”.