

THE MODERN HOUSE



London BR3
£1,300,000 Freehold

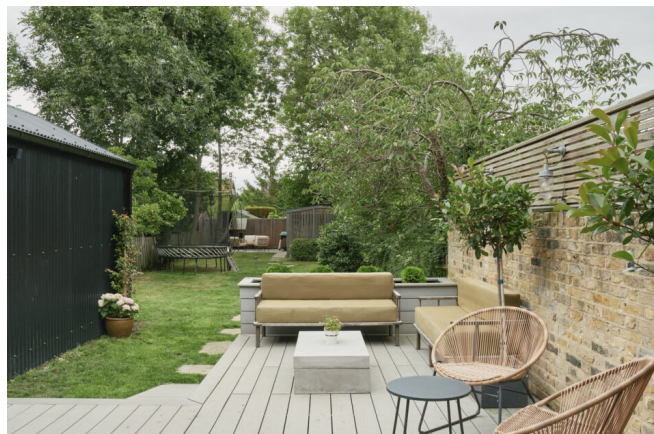
Kent House Road

This exceptional four-bedroom house with a spacious garden sits on Kent House Road, a quiet residential street lined with characterful Victorian townhouses. The subject of an extensive light and volume-enhancing remodel, the house now extends to over 2,000 sq ft internally. Its interior spaces are characterised by a remarkably ingenious use of space that celebrates the building's original fabric through considered interventions and a contemporary material palette. Connections to Central London are excellent, with both Kent House and New Beckenham Stations close at hand.

The Tour

The house's handsome Victorian façade is characterised by London stock brick and an original front door complete with decorative stained glass. Entry is to an elegant hallway lined with engineered oak flooring, where a bespoke modular ply peg board provides useful storage for coats and bags.

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Off the hall is a bright sitting room illuminated by elegant bay windows. A log burner is positioned centrally, creating a cosy atmosphere during the winter months. Cornicing and an ornate ceiling rose have been restored in keeping with the building's heritage, and a sumptuous blue shade by Little Greene has been applied to the walls.

To the rear is a thoughtfully extended open-plan kitchen, dining and living area. Light floods the space through a series of Crittal-style steel doors by Monk that open to the garden, as well as from two large skylights above. The layout has been carefully demarcated by a large island in the centre of the plan, with the kitchen flowing along one side. Here, a palette of tactile materials has been used, demonstrating impeccable attention to detail: bespoke ply cabinetry is faced in a deep blue and topped with set concrete worktops and a powder-coated steel splashback. A Falcon range cooker provides a wonderful focal point to the space, while water-powered underfloor heating warms from beneath. A utility room sits adjacent, with space for a washing machine and dryer.

The living area, thoughtfully angled towards the garden, revolves around a bespoke ply bench housing a wealth of cleverly concealed storage. From here, a rear extension houses a separate playroom, where Cortizo triple sliding doors provide access to the garden.

A studio, with its own separate entrance, is positioned to the rear of the plan, providing a quiet and peaceful space to work from home. An additional large workshop can be found at the end of the garden, finished with timber flooring, larch cladding and bespoke windows.

An original staircase leads to the first floor, where there are three bedrooms. The main bedroom sits at the front, with a series of sash windows that cast dappled light across the space through New England half-height shutters. There is an en suite shower room as well as an abundance of bespoke built-in storage. The bright second and third bedrooms have cast iron radiators and, as in the principal bedroom, retain their original pine flooring. In the family bathroom, ceramic metro tiles in a light grey surround the space, contrasting gently with the bold yellow walls. The taps and walk-in shower are served by Zucchetti fittings with Grestec tiles running underfoot.

A staircase with pine treads and a bespoke blackened handrail leads to the top floor, where an additional bedroom with a shower room en suite has been added. Set within the pitch of the roof, the shifting sun casts moving shadows over the space during the day. A wall of London stock brick has been exposed and two Velux skylights have been introduced overhead.

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Outdoor Space

Spanning some 100ft in length, the expansive garden is bordered by mature trees and shrubs. A raised terrace area, accessed immediately off the main living room, is perfect for alfresco dining. A series of circular stone tiles weave through the garden, which is largely laid to the lawn. To the rear of the garden is a secluded area, perfectly arranged for lounging in the sun and entertaining guests. A treehouse, complete with a rope walkway, has been constructed, its oak and larch exterior blending seamlessly into its natural surroundings.

The Area

Kent House Road is a quiet, leafy residential road in Beckenham, a popular district of the London Borough of Bromley. The centre of Beckenham is a short drive or tram/bus ride away. Nearby is Beckenham Place Park; the largest park in south-east London, it is a wonderfully verdant oasis with wild swimming as well as the Homestead Café for beer and pizza, and Square Mile for excellent coffee.

The Crystal Palace Triangle is a 20-minute bus ride, drive or cycle away, with an abundance of cafés and restaurants, including Brown & Green, Four Boroughs, Palazzo, and the Affinity Brew Shop. The lake, maze, and open expanses of Crystal Palace Park are a local favourite, but there are an abundance green spaces to choose from, including Cator Park, Norwood Park and Norwood Recreation Grounds.

The house is within the catchment area for a number of excellent schools including Alexandra Infants, rated “Outstanding” by Ofsted.

Nearby stations include New Beckenham, a 10-minute walk from the house, that runs services to Charing Cross (25 minutes) and London Bridge (17 minutes). Kent House is a seven-minute walk away and connects to London Victoria in around 19 minutes. Among the other transport options are trams, the London Overground from Penge and plenty of local bus routes towards the centre of Beckenham and Crystal Palace.

Council Tax Band: E

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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”.