

THE MODERN HOUSE



*London SE13
Sold*

Lewisham Park III

Set at tree-canopy level overlooking the picturesque greenery of Lewisham Park is this light-filled two-bedroom apartment, with a south-facing private garden at the rear. It occupies the top floor of a substantial Victorian villa, with almost 1,000 sq ft of internal accommodation. It has been the subject of a sensitive renovation in recent years, which introduced bespoke joinery interventions and sympathetic materials.

The Tour

The apartment is approached through a walled front garden, which opens to a wide communal hall with stairs to the second floor. Entry is to a central corridor with bespoke joinery painted a dark blue. The kitchen and living spaces are positioned to the right of the plan and the bedrooms are at the rear.

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Within the open-plan kitchen and living area are a series of double-glazed sash windows framing the foliage of the adjacent park's trees. Hand-scraped smoked oak runs underfoot, which turns into wide board cork in the kitchen; a brass threshold marks the boundary. The Poggenpohl kitchen has painted cabinets of solid maple and Iroko worktops, with an island in quartz. A range cooker is positioned centrally along one wall. The current owners have used colourful accents throughout, adding warmth to the space and capitalising on the natural light that pours through the sash windows.

The bedrooms, one of which is currently used as a study, are set at the south-facing rear with views across the adjoining gardens. Both contain sleek built-in wardrobes, which are flush with the wall. At the centre of the plan is the bathroom, clad in limestone around the perimeter and shower, with a tiled bath and bespoke vanity unit.

The apartment has been recently refurbished with new electrics, a central heating system and a boiler. All timber-based materials are from sustainable sources. Demised to the apartment is a secure section of the basement for storage.

Outdoor Space

The south-facing garden is accessed to one side of the building via a gated path. It measures approximately 100 square metres, with a large lawn bordered by planted beds and a hoggan path that opens to a partially shaded seating area. There is also a timber shed with a transparent roof for consistent light during the day.

The Area

Lewisham Park achieved Conservation Area status in 2019. It is situated between Ladywell and Hither Green, an exciting and fast-developing area of south-east London that borders Blackheath and Lewisham. This apartment lies in close proximity to a number of green spaces including Ladywell Fields, Manor Park, Mountsfield Park and Hilly Fields.

Lewisham is currently undergoing a large redevelopment of its town centre. The Lewisham Gateway development will bring new shops, restaurants and cafes as well as homes and public spaces which will benefit the local area, some of which are now open for use. A popular addition to the scene is the restaurant Sparrow. Nearby Blackheath is one of London's most popular and attractive green areas, with a great selection of shopping and dining facilities.

Trains run from Ladywell (approximately seven minutes walk from Lewisham Park) to London Bridge in around 11 minutes, along with services to Waterloo East, Charing Cross and Cannon Street. Lewisham also operates the DLR for connections to Canary Wharf and Bank.

Tenure: Leasehold Lease Length: approx. 104 years remaining Service Charge: approx. £800 per annum Ground Rent: approx. £10 per annum

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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”.