Lewisham Park
London SE13

SOLD

Set at tree-canopy level overlooking the picturesque greenery of Lewisham Park is this elegant two double-bedroom apartment, with large private garden. It occupies the top floor of a substantial Victorian villa, with almost 1,000 sq ft of internal accommodation, and has been comprehensively remodelled throughout by the current owners.

The property is approached through a walled front garden, opening to a wide communal hall with stairs to the second floor. Entry is to a long hallway with bespoke joinery, leading left to the living and kitchen spaces and right to the bedrooms at the rear.

The living room and kitchen are open in plan with a series of double-glazed sash windows, flooded with the foliage of the adjacent park's trees. Flooring is hand-scraped smoked oak, becoming wide-board cork in the kitchen with brass thresholds. The kitchen, by Poggenpohl, has cabinets
of painted, solid maple, and is set beneath a dramatic Tadelakt feature wall. Worktops are Iroko, with quartz for the kitchen island, and at the kitchen’s centre is a Rangecooker.

The bedrooms are set at the south-facing rear with views across adjoining gardens. Both have built-in storage, the smaller of the two with a walk-in wardrobe. The larger bedroom has a seating area beneath integrated bookshelves, and a concealed, retractable desk space. 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 refurbishment included new electrics, central heating system and boiler. All timber-based materials are from sustainable sources. Also, demised to the apartment is a secure section of the basement.

The garden is accessed at the side of the property via a gated path. It is south-facing, receiving all-day sun and measures approximately 100 sqm, with a large lawn bordered by planted beds and a hoggin path which opens to a partially shaded seating area. There is also a timber shed / studio with transparent roof for consistent light during the day.

Lewisham Park is a wonderful oasis with an active resident’s association, and is currently under consideration for Conservation Area status. It is situated between Ladywell and Hither Green, an exciting and fast-developing area of South East London that borders Blackheath and Lewisham. It is close to a number of the area’s other green spaces including Ladywell Fields, Manor Park, Mountsfield Park and Hilly Fields.

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

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 new public spaces which will all benefit the local area, some of which are now open for use. A popular addition to
the scene is local restaurant ‘Sparrow’ which opened to excellent reviews in 2017. The former Ladywell bath house is set to be taken over by Curzon cinemas and is to include three cinema screens, a public events foyer, café, bar and restaurant. Nearby Blackheath is one of London’s most popular and attractive green areas, and has a great selection of shopping and dining facilities.

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

Tenure: Leasehold
 Lease Length: approx. 106 years
 Service Charge: approx. £1,270 per annum
 Ground Rent: approx. £10 per annum
THE MODERN HOUSE

Approximate Floor Area = 92.4 sq m / 994 sq ft
Basement = 4.7 sq m / 51 sq ft
Total = 97.1 sq m / 1045 sq ft

Basement
Area = 4.7 sq m / 51 sq ft

Second Floor
Area = 92.4 sq m / 994 sq ft

Kitchen / Dining / Reception Room
7.89 x 5.55
25'11 x 18'3

Bedroom 1
5.25 x 4.07
17'3 x 13'4

Bedroom 2
4.23 x 3.69
13'11 x 12'1

Hallway

Garden
10.91 x 9.32
35'10 x 30'7
(Approx)

(Not Shown In Actual Location / Orientation)