

THE MODERN HOUSE



New Cross Lofts
Pagnell Street, London SE14

£650,000 Share of Freehold

This exceptional three-bedroom apartment forms part of an elegant development that was completed in 2015 by designers Chan and Eayrs. Made up of two bespoke loft apartments and two BI work studios, the building is clad with a herringbone-brickwork exterior that has a striking presence in the heart of New Cross.

Accommodation is on the first floor, with a large kitchen / dining / living space, a master bedroom with en-suite bathroom, two further bedrooms and a main bathroom.

The apartments are accessed through a glass-roofed communal entrance with concrete staircase and raw-plastered walls. The front door to this apartment opens onto the main living space, an area flooded with natural light from four large square windows. The windows have fluted glass on the lower half, adding to the feeling of privacy whilst maximising the intake of light.

THE MODERN HOUSE



The apartment has been designed to an exacting standard, with carefully selected natural colours and materials, and lime-washed oak floors. The kitchen is by British Standard (sister company to Plain English), the bathrooms have honed-marble tiles and the walls and windows are painted in Farrow & Ball and Little Green colours. There is underfloor heating throughout.

New Cross is a thriving area of south-east London with a growing cultural profile that has a number of independent restaurants, bars and cafes, and is home to Goldsmiths University specializing in art and design. It is fast becoming one of South London's most fashionable areas.



The lofts are very well served by public transport, just a four-minute walk (approximately) to New Cross station and a six-minute walk (approximately) to New Cross Gate station, with direct links to Shoreditch (15 minutes approximately) and London Bridge (nine minutes approximately). The A2 provides swift access by road to Kent and the South East.

Tenure: Share of Freehold (Shared between the four units)
Service Charge: The freeholders are in the process of deciding the governance structure so the new owner could help shape that decision and set the service charge.



THE MODERN HOUSE

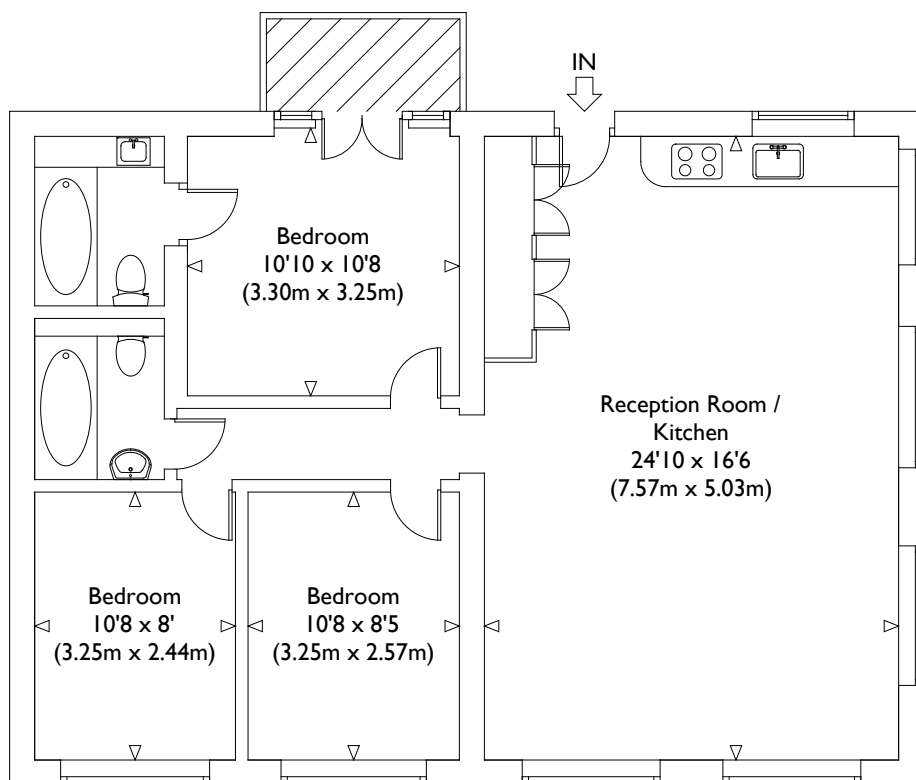


Illustration for identification purposes only, measurements are approximate, not to scale.

VIEWING ARRANGEMENTS
Telephone: +44 (0)20 3795 5920
Email: viewings@themodernhouse.net

NEW CROSS LOFTS, PAGNELL STREET, LONDON SE1

Second Floor Apartment
Approximate Gross Internal Floor Area : 857 sq ft / 79.6 sq m

THE MODERN HOUSE