

THE MODERN HOUSE



London SE14
Sold

New Cross Road

This cleverly conceived two-bedroom apartment is positioned on the second floor of a former Victorian residence on New Cross Road in south-east London. The apartment has been comprehensively redesigned by architect and designer Dominic Weil.

Weil has sought to retain and celebrate the building's Victorian flourishes while developing a set of living spaces which offer the light, space and generosity that have come to define contemporary living. A raw aesthetic has been born of this outlook; Weil has exposed sections of plaster, wallpaper and brickwork, and used these textures and tones to influence the broader design. Cork tile and bespoke birch-ply carpentry have been introduced to best utilise the apartment's space through the creation of ingenious storage solutions and seating arrangements.

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Two bedrooms are positioned at the front of the apartment. Both have large sash windows, with secondary glazing, bespoke built-in wardrobes and exposed-brick skirting. The first bedroom has an original, marble Victorian fire place. The living room has bespoke bench seating running around its perimeter with incorporated storage space, power points and heating. Cork tiles have been hand-stained and run throughout the apartment.

The kitchen is positioned at the end of the hallway, down a short flight of stairs, and is configured as a galley; an arrangement accentuated by a pair of linear hobs. All units and doors are of birch-ply. Splashbacks are formed of white ceramic micro tiles. A bathroom is positioned off the hallway and employs bold colours against the same tiles. There is a bath, shower and further storage space.

The hallway itself has a 'micro-cellar' accessed by a hatch in the floor. This space drops down, offering a significant amount of additional storage space and is perfect for concealing bikes and luggage.

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 specialising in art and design. It is fast becoming one of South London's most fashionable areas.

Deptford Market is less than ten minutes' walk away and has a thriving local market, joined in recent years by a new wave of establishments including Buster Mantis, a local bar renowned for its infamous Steam Down jazz nights; Winemakers Deptford, an exceptional natural wine bar and shop, serving outstanding 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. Brockley Farmers' Market is slightly further afield and takes place every Saturday, featuring a wide range of organic traders and food trucks.

New Cross station is two minutes on foot and runs London Overground services direct to Shoreditch, Dalston and Highbury and Islington. National Rail services run to London Bridge in ten minutes. New Cross Gate is ten minutes walk away and offers identical services city wide. Deptford, Deptford Bridge and St Johns stations are all within walking distance.

Tenure: Leasehold Lease Length: approx. 112 years Service Charge: approx. £800 per annum Ground Rent: approx £300 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”.