

THE MODERN HOUSE



*London SE13
Sold*

Pascoe Road

Pascoe Road is a quiet Victorian terrace close to Hither Green station. Behind a handsome facade is a light-filled and beautifully balanced interior. Its current owners, a husband and wife design studio, have applied a considered design to the property creating a series of aesthetically individual yet interconnected spaces. The house is a complete concept, and in each room the Victorian bones of the building have been elevated with elegant and sometimes unexpected interventions. The finish is superior, using a concise palette of natural oak, forest green woodwork, dark hued terracotta and natural tones throughout.

Behind a small courtyard, the entrance to the house opens into a hallway from which the first of the living spaces leads to the left. This room retains its impressive original proportions, with a large bay window and fireplace. The flooring is oak parquet and culminates in a dramatic bespoke staircase that runs from the ground to second floor.

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The rest of the ground floor has been sensitively opened-up to create two flexible rooms that are flooded with natural light from skylights and huge doors that open onto the private garden. There is a step down from the living area to the kitchen and dining room, marked in a change of flooring. The bespoke kitchen has been carefully designed using stained terracotta tiles, with deep worktops and matte-black cabinetry. The house cleverly conceals plenty of storage, with floor-to-ceiling cabinetry on the ground floor.

Each of the three bedrooms has its own feel. There are two bedrooms on the second floor, one entered through a custom-built walk-in wardrobe, the other with a soaring plywood-clad vaulted ceiling and exposed brick wall. The bright family bathroom is finished in a dove-grey tiles that echo the kitchen below and the en suite above.

On the top floor is a lofty master bedroom with open-plan shower and dressing room. Here the considered design is exemplified; natural textured wallpaper, exposed brick that shows the change in party walls over time and a dramatic conclusion to the staircase are combined with thoughtful practicalities such as concealed attic storage, a large shower, separate WC and double sink. It is a serene space from which one can watch the sun rise over the rooftops and park beyond through a huge picture window.

Hither Green is an exciting and fast-developing area of South East London that borders Blackheath and Lewisham, and close to a number of the area's green spaces including Manor Park, Mountsfield Park, Lewisham Park and Hilly Fields. Trains run from Hither Green and nearby Lewisham station direct to London Bridge, Charing Cross and Canon 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 recent addition to the scene is local restaurant 'Sparrow' which opened to excellent reviews in 2017. Blackheath is one of London's most popular and attractive green areas, and has a great selection of shopping and dining facilities.



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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”.