

THE MODERN HOUSE



London SE20
Sold

Phoenix Road

Positioned on a peaceful street in Penge, south London, this two-bedroom, ground-floor apartment has been beautifully renovated in recent years. Using a considered material palette that includes exposed brick, terrazzo and oak, the contemporary interior spaces are at once calm and welcoming. There is a generous south-facing rear garden, which receives wonderful light throughout the day.

The Tour

Shielded from the street by large laurel bushes, the apartment lies on the ground floor of an Edwardian terraced house. Entrance is up a smart front path surrounded by mature planting, which leads to the front door.

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The generous living room occupies the front of the plan. With an expansive three-bay sash window, the beautifully bright space is characterised by an exposed brick chimneypiece that frames a reclaimed oak mantelpiece. Oak shelving has been introduced in the alcoves on either side, with black and white chequered tiles forming the hearth. Floorboards are the original pine, which has been treated in wax and work in harmony with the considered material palette throughout.

Behind the living room lies the kitchen, which has been impeccably realised with terrazzo worktops and cabinetry painted a handsome olive green. The splashback is formed of rectangular tiles with a pearlescent finish, which amplifies the natural light cast around the space by a glazed door that opens to the garden. There is a large butler sink within the terrazzo worksurface; a cast-iron fireplace completes the scheme.

A hallway with vibrant, animal-patterned wallpaper up to the dado rail leads to the bathroom and two bedrooms. The main bedroom is positioned at the rear of the plan, where a large window frames beautiful views of the garden beyond. Walls are the soft, muted pink of Farrow & Ball's 'Setting Plaster', with 'Elephant's Breath' on the coving and skirting, while floors are the original pine. A walk-in wardrobe has been created in the corner, and there is plenty of space for a desk within the bedroom itself.

The second bedroom and bathroom lie adjacent. This bedroom is currently used as a nursery, and has colourful geometric wallpaper. Here, the floorboards have been painted white, gently delineating this space from the others; there is a built-in shelf with space to hang clothes, and a bookshelf on the opposite wall. The bathroom has striking blue and white floor tiles in a geometric print. There is a built-in bath surrounded by white metro tiles, and an airing cupboard where the washing machine is currently situated.

Outdoor Space

Decking extends from the kitchen, leading to a beautiful south-facing rear garden. There is a decked section at the front, providing the perfect spot for outdoor dining and drinks, with a larger lawned area at the rear bookended by a paved patio. Clambering vines clad the trellis, with carefully planted borders framing the space. The garden has charming views of Grade I-listed almshouses.

The Area

Phoenix Road is in a quiet part of Penge, with a range of cafes, restaurants and pubs just minutes from the front door. Local favourites include the Penge General Store, which sells organic fresh produce, fresh baked goods and coffee, as well as having refillable stations for stocking up on essentials. Craft Metropolis, for craft beers, and The Bridgehouse, for great food and shows, are under a five-minute walk. Alexandra Nurseries garden centre is also nearby, which is home to a great cafe and gift shop.

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The house is just a few minutes stroll east of the Grade II-listed Crystal Palace Park, home to a farm and boating lake. Crystal Palace itself is a vibrant area with award-winning restaurants and bars as well as having a thriving art and music scene. There is a farmers market every Thursday, Saturday and Sunday, as well as art and film festivals throughout the year. Local favourite establishments include Joanna's restaurant, Walters Bar & Kitchen, Woodhouse pub and the Everyman Cinema.

The house is a few minutes from Penge East train station, and around an eight-minute walk from Penge West Overground station. Penge East station runs services to London Victoria (13 minutes), Blackfriars (20 minutes) and City Thameslink/Farringdon (22 minutes). Connecting trains (via Sydenham) will take you to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes.

Tenure: Leasehold Lease Length: approx. 141 years remaining Service Charge: approx. £650 per annum Ground Rent: approx. £100 per annum Council Tax Band: C

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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”.