

THE MODERN HOUSE



London SE8
£1,050,000 Freehold

Scawen Road II

Please note that only one house is available for sale.

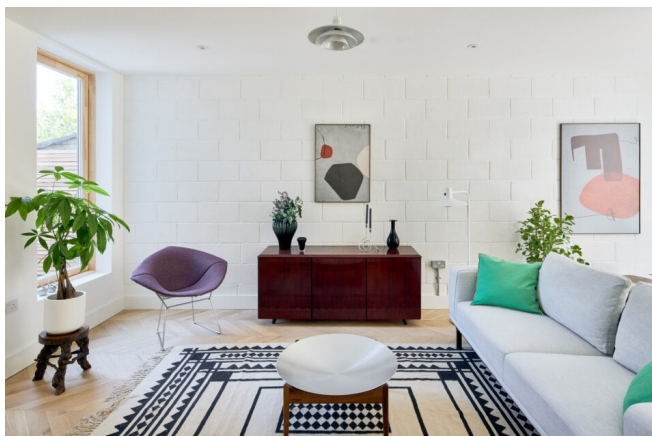
These exceptional townhouses by Roberts and Treguer occupy a peaceful position on a private mews tucked behind leafy Deptford Park. Influenced by the surrounding Victorian vernacular, a palette of yellow brick and silvery zinc has been employed to create a terrace of undulating forms punctuated with vast timber-framed arched windows. The interior spaces are defined by the architect's contemporary approach to materials, with subtle nods to modernist design seen in the exposed block walls, plywood joinery and woodchip terrazzo. Built to Passivhaus standards, each new house has an impressive range of environmental credentials, including triple-glazed windows, MVHRs and underfloor heating.

The Architect

Roberts and Treguer is a London-based architectural practice known for transforming urban sites into beautiful and sustainable buildings. Their team of architects, planners, engineers, and Passivhaus designers focuses on creating spaces for living, dining, and accommodation.

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The practice has an impressive portfolio of both residential and commercial projects, notably The Culpeper Family Hospitality Group. In collaboration with Urban Organic, the group has recently created an urban farm with a Dutch-style greenhouse, which sits just behind the mews on Scawen Road. Produce grown onsite will be delivered to the chefs at The Buxton, The Culpeper and The Duke of Cambridge.

The Tour

Enclosed by impressive London plane trees, Deptford Park sits in the centre of a handsome park square, characterised by neat rows of Victorian terraces. Paved communal pathways meander through the mews, immaculately landscaped with colourfully planted borders. These houses sit just behind a Victorian building which is part of the same development and are accessed via a short set of steps. Both unfold over 1,700 sq ft across four floors.

In both houses, the living areas flow from the entrance. Exposed breezeblock walls have been whitewashed, adding a textural contrast against the smooth chevron-laid oak parquet flooring, which continues in the kitchen and dining spaces. There is also a dedicated private office positioned at the rear, with sweeping views over mature fig trees and the market garden.

The bespoke kitchen spans the length of the wall, with soft moss-painted cabinetry, contrasting black matt fixtures and topped with recycled woodchip terrazzo worktops. A generous island, which doubles as a breakfast bar, cleverly divides the space, creating a natural demarcation between the kitchen and dining areas. All appliances are by Neff and include a dishwasher, a washing machine, double ovens, an induction hob as well as a Quooker hot water tap.

Floor-to-ceiling timber-framed doors with extensive single-pane windows slide open onto a levelled patio, which flows towards neat planters at the rear. Orientated to the west or to the south, the gardens catch the best of the sunshine and flicker with dappled light far into the evening. An additional room with an en suite shower just off the kitchen could easily be configured as a playroom or as an additional bedroom annexe.

Upstairs, light pours into the generously sized bedrooms, each with newly laid sisal-style carpet. Each house has a spacious bathroom, predominantly executed in turquoise oblong tiles which neatly complement the chrome fixtures. The main bedroom crowns the top of each house, with vast skylights and en suite shower rooms that mirror the design of the bathrooms below.

Each house has access to a bike and bin store within the communal grounds.

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Outdoor Space

Each house has either a west or south-facing garden, paved with large stone slabs and enclosed by a cedar-clad fence. Tiered stock-brick planters have been meticulously landscaped with a broad variety of evergreen plants and perennials, adding a dash of colour to the outdoor space while also providing additional shade and privacy. Each has a useful storage shed clad in cedar, creating a sense of continuity with the surrounding fences.

The Area

Scawen Road borders leafy Deptford Park and is a 15-minute walk from the heart of Deptford via Folkestone Gardens, where there is a café, pond and skatepark.

Deptford is a thriving area of London with a growing cultural profile. It is now recognised as one of the most fashionable parts of south London, with Deptford High Street being recently named the coolest street in London by Time Out. It has a variety of outstanding pubs, bars, and restaurants, such as The Watergate, Villages Brewery, and Artusi's sister-restaurant Marcella. There are also a number of highly regarded galleries and venues, including The Albany and The Shipwright. At nearby Deptford Market Yard, there is a recently launched collection of independent shops and restaurants set within and around Deptford's refurbished railway arches.

This has been joined in recent years by a new wave of establishments, including Buster Mantis, a bar renowned for its famous Steam Down jazz nights; Klose and Soan, an exceptional natural wine bar and shop, serving great European cooking from its small kitchen; and Forest for all houseplant-related needs. Scawen Road is also a short walk from The Victoria Pub SE8, a local favourite with a quiz, comedy, open mic, and live music nights.

The closest station is Surrey Quays (15 minutes' walk), offering Overground lines to Shoreditch, Dalston, Highbury & Islington, as well as New Cross, Crystal Palace and Clapham Junction. Deptford Station is a 20-minute walk away, running mainline services into London Bridge in just six minutes. There are also direct trains into the City via the Thameslink, which takes 20 minutes to get to Farringdon.

Council Tax Band: E

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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”.