

THE MODERN HOUSE



*London SE4
Sold*

Sinclair Place

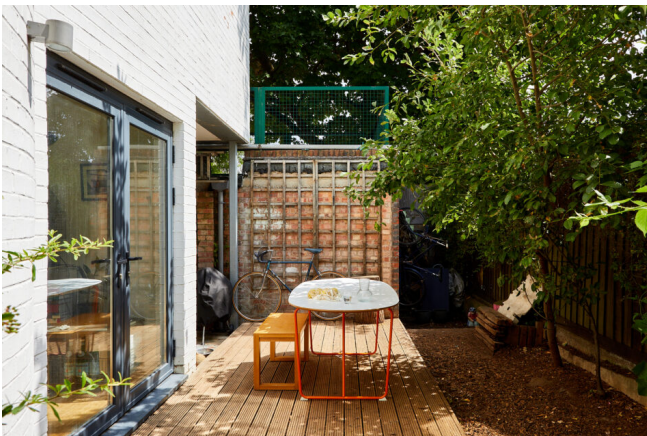
This excellent two-bedroom house forms part of a small collection designed by renowned architects Chance de Silva. The semi-detached house unfolds over two levels, with a south-facing patio garden at the rear. It occupies a secluded position in Lewisham, within easy reach of both Ladywell and Brockley; Ladywell Fields and Hilly Fields are both within easy walking distance, as are the much-loved restaurants, bars and markets of this pocket of south London.

The Architects

Chance de Silva specialises in contemporary one-off houses. Their expressive work is characterised by the use of bold forms and unusual materials. Their work has been shortlisted by the RIBA and the Civic Trust; they have also been exhibited at the Venice Biennale, and their work has been featured on TV in the UK and France, on BBC radio, and published in France, Spain, China and the UK.

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The Tour

Casadanza, as the project is known, was once a derelict schoolkeeper's house; it has been radically altered by Chance de Silva to create a wonderful contemporary collection of three apartments and this semi-detached house. The building presents a simple façade to the street, with its white-painted brick exterior punctuated by sections of black-framed glazing. The upper storey is topped by sheets of blue-grey zinc, which add a textural element to the structure and create a cleverly pitched roof that zigzags across the buildings.

The front door opens to a generous entrance hall, where there is plenty of storage space for coats and shoes; there is also a WC on this floor. On the right-hand side of the plan is a sizeable reception room, illuminated by light that enters from the south, streaming in through large glazed doors. These open directly to the patio garden, creating a seamless sense of indoor/outdoor living.

The adjacent kitchen is a sleek space, ideally suited to entertaining. Workbenches wrap around two walls in an L-shape, with a large window over the sink welcoming light into the space. Simple white cabinetry sits above and below the worksurfaces, the darker tones of the latter creating a monochromatic contrast. There is a built-in oven, hob, dishwasher and washing machine. Glazed doors open from the rear of the room directly to the garden, connecting this space to the living room and creating a wonderful sense of flow.

The first floor is home to two bedrooms, both characterised by high-pitched ceilings punctuated by large skylights creating unexpectedly voluminous rooms. The main bedroom is dual aspect, with two large windows further aiding the flow of light around the plan; it is currently arranged as a reception room. The current owner has laid a beautiful, reclaimed oak, herringbone parquet floor, with individual strips painted differing shades of neon to add a dash of colour. The two bedrooms share a family bathroom, realised in beautiful tiles designed by Rhonda Drakeford for Darkroom that surround the walk-in shower.

The house is on a Tado smart heating system. The house also has an off-street parking in a private gated carport.

Outdoor Space

The south-facing patio garden is wonderfully secluded, which makes it the perfect location for outdoor dining and relaxing. There is ample space for a table and chairs and to dot planters around the borders.

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The Area

Sinclair Place is within easy reach of the numerous cafes, restaurants and bars of Brockley, including now-legendary Browns of Brockley coffee shop, Joyce natural wine bar and L'Oculto for excellent tapas, as well as a wide array of other options, including Jerome's Wine Bar, The Tapas Room, Sparrow, Joyce and Artusi's sister-restaurant Marcella. Other local favourites include Parlez and Alkemi. Brockley Farmers' Market runs nearby every Saturday, and Jones of Brockley provides delicious artisan food products on the high street.

Ladywell Fields is less than five minutes from the house, a 54-acre park which is part of the Waterlink Way and is home to the River Ravensbourne, a nature reserve, a café, an adventure playground and a number of rare mature trees. Ladywell Fields is also home to a pandemonium of ring-necked parakeets. Ravensbourne Gardens and Blyth Hill Fields nature reserve are also nearby.

Another of London's finest parks, Hilly Fields, is around 15 minutes from the house. As well as its expansive green spaces and elevated views across the city, it has a café, a playground, a nature reserve, and tennis and basketball courts. Brockley & Ladywell Cemetery is also a short walk from the house. Spanning 37 acres of beautiful green space, it is all protected within the Brockley Conservation Area.

The house is very well connected. Crofton Park station is a 10-minute walk away, running Thameslink and Southeastern services into Blackfriars in 20 minutes. Ladywell Station is less than 15 minutes walk and runs Southeastern trains into London Bridge (nine minutes), Charing Cross (19 minutes) and Cannon Street (18 minutes). Both Honor Oak Park and Brockley Station are a 20-minute walk away and run Southern services into London Bridge in 15 minutes and Overground services to Highbury & Islington.

Tenure: Share of Freehold Lease Length: approx. 999 years remaining Council Tax Band: A

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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”.