

THE MODERN HOUSE



London SE23
Sold

St German's Road

This considered two-bedroom apartment with access to a south-facing garden sits in a peaceful corner of Honor Oak in south London. Reaching over 720 sq ft internally, the ground-floor spaces have been immaculately renovated using a palette of earthy greens, natural wood and white that chime with the outside space.

St German's Road is quietly positioned between Honour Oak and Forest Hill, in an area of London loved for its parks and green spaces. Set back from the road, this apartment occupies the ground floor of a mid-century building. There is allocated off-street parking and use of an external storage unit.

Inside, the bright living spaces have been completely opened-up to create a large and flexible room. The kitchen is contained within one half of the space, with solid-wood worktops and white cabinetry arranged beneath the window. There is also a large pantry, and white-washed engineered-wood floors run underfoot.

THE MODERN HOUSE



St German's Road

At the other end, a set of double doors open the living room to the un-demised garden which is partially decked and shaded by a mature cherry blossom tree.

The rest of the plan- is divided into two equal-sized bedrooms, both with large inbuilt wardrobes, set either side of the bathroom and central hallway. The apartment has been carefully decorated throughout, with a bespoke joinery including an elegant plywood bedframe and headboard.

Saint German's Road is 14-minute walk from Honor Oak Park station, which runs regular fast services into London Bridge station with a journey time of around 12 minutes. The station also runs London Overground services, with Shoreditch High Street and Highbury and Islington to the north and Crystal Palace and West Croydon to the south.

Shopping and dining opportunities are available in nearby East Dulwich, Honor Oak, Forest Hill and Brockley. Blythe Hill Fields, a large park area, is a five-minute walk away, and both Dulwich Village and Forest Hill, with the Horniman Museum, are also close by. The area has a number of well-regarded primary schools, such as Rose House Montessori Primary, Dalmain Primary and Kilmorie Primary, and is within the catchment for the highly sought-after Stillness Primary School.

Tenure: Leasehold Lease Length: approx. 95 years remaining Service Charge: approx. £850 per annum, including: buildings insurance, cleaning services, concierge or caretaker, communal garden Ground Rent: approx. £10 per annum Council Tax Band: Band B Parking: An off-street allocated parking space

*London, South London
Sold*

THE MODERN HOUSE



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”.