

THE MODERN HOUSE



*London SE8
Sold*

St John's Vale II

This light-filled two-bedroom maisonette, with a private garden, has been beautifully reconfigured and renovated in recent years. Internal accommodation extends to approximately 1,113 sq ft and is arranged over two principal and two split levels. It can be found on St John's Vale, moments from St John's station in south London.

The Tour

Entry is on the first floor into a hallway/cloakroom area furnished with bespoke plywood storage. An arched doorway on the right leads into a double reception area which has a dining room on the left and a living room on the right. The dining room is finished in a neutral green hue with high skirting made from setting plaster; while the living room is decorated in a paler colour and has a fireplace with a working chimney. Douglas Fir floorboards with an Osmo oil finish link the two areas and windows at both aspects flood the space with light; a sash window at the rear of the plan overlooks the garden below.

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The kitchen is on the lower-split level with external access and steps to a private walled garden. The walls are a smart, dark navy, and the room is brightened by the tiled white splashback. Built-in cupboards provide ample storage space, and open shelving above the sink and wooden worktops create a clean, contemporary feeling.

Ascending a half level, behind a sliding-pocket door is a bathroom with an exposed brick wall, freestanding bath and walk-in shower. The original staircase has been stripped back to bare wood, as have the original pine floorboards of the upper levels. On the second floor are two large double bedrooms. These are decorated in a harmonious palette, with some walls navy blue to mirror the kitchen below, and some in more neutral colours.

Outdoor Space

Access to a the walled 48sq garden is via the kitchen. A sun trap, the garden is planted with a mixture of mature shrubs and potted plants.

The Area

A thriving area with a growing cultural profile, Deptford and its surroundings are now established as one of the most fashionable parts of southeast London. There is a range of outstanding local galleries, pubs and restaurants including L'Oculto and Artusi sister restaurant Marcella, with renowned independent coffee shop No. 50 Friendly Street around the corner. There are farmers' markets every Saturday at Brockley Market; while at Deptford Market Yard, a recently launched collection of independent shops and restaurants are set within and around the refurbished railway arches. Goldsmiths University is a five-minute walk and has recently opened its doors to a new gallery, the Goldsmiths Centre for Contemporary Art, designed by Turner Prize-winning architects Assemble.

St. John's Vale is conveniently positioned for access to New Cross, Greenwich, Brockley and Peckham. Lewisham is also nearby and has recently completed phase one of a large redevelopment of its town centre. The 'Lewisham Gateway' development brings new shops, restaurants and cafes as well as homes and public spaces which benefit the area. A relatively recent addition to the scene is local restaurant Sparrow which has achieved something of a cult following.

Transport links are plentiful with St John's station being a one minute walk away (trains to London Bridge and Canon Street 8 minutes). Elverson Road station is a six minute walk (DLR, Canada Water 12 minutes) and frequent Overground services run from New Cross, a 10 minutes walk.

Tenure: Leasehold Lease Length: 107 years Service Charge: approx. £100 per annum Ground Rent: approx. £10 per annum

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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”.