

THE MODERN HOUSE



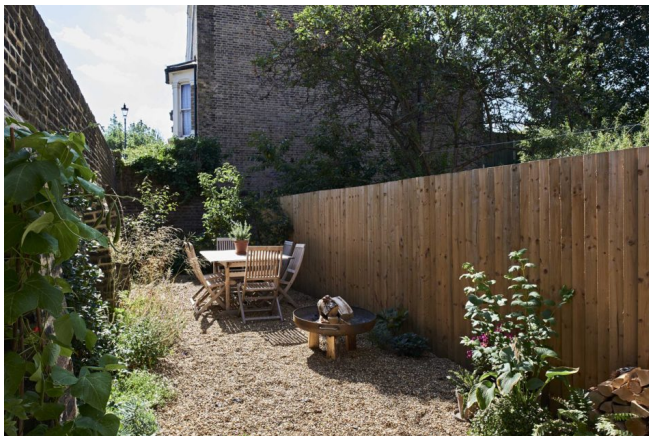
*London SE8
Sold*

St John's Vale

This light-filled two-bedroom maisonette, with private garden, has been beautifully reconfigured and renovated by its architect owner. 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.

Entry is on the first floor via a cloak room / hall with bespoke plywood storage. Turning right, through an arched doorway, is a double reception with dining room on the left and living room on the right. Douglas Fir floorboards with an Osmo finish link the two areas and windows at both aspects flood the space with light. The dining room is finished in a serene Pink Ground with high skirting in Setting Plaster. A sash window overlooks the garden below. In the living room is a fireplace with working chimney.

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The original staircase has been stripped back to bare wood, as have the original pine floorboards of the upper levels. The kitchen is on the lower-split level with external access and steps to a private walled garden. Ascending a half level, behind a sliding-pocket door, is a bathroom with exposed-brick wall, free-standing bath and walk-in shower. On the second floor are two large double bedrooms.

A thriving area with a growing cultural profile, Deptford and its surroundings are now recognised as one of the most fashionable parts of south-east London. It has a range of outstanding local galleries, pubs and restaurants, L'Oculta and Artusi sister-restaurant Marcella are noteworthy, and is conveniently positioned for New Cross, Greenwich, Brockley and Peckham. Excellent independent coffee shop 50 Friendly Street has recently opened around the corner from the property. There are farmers' markets every Saturday at Brockley Market, and at Deptford Market Yard, a recently launched collection of independent shops and restaurants set within and around Deptford's refurbished railway arches.

Goldsmiths University is a five-minute walk, and will soon open doors to its new gallery, designed by Turner-prize winning architects Assemble.

Lewisham is nearby and is currently undergoing a large redevelopment of its town centre. The 'Lewisham Gateway' development will bring new shops, restaurants and cafes as well as homes and new public spaces which will all benefit the local area, some of which are now open for use. A recent addition to the scene is local restaurant 'Sparrow' which opened to excellent reviews in 2017.

Tenure: Leasehold Lease Length: 111 years Service Charge: approx. £100 per annum Ground Rent: approx. £10 per annum

*London, South London
Sold*

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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”.