

THE MODERN HOUSE



*London SE8
Sold*

Tanners Hill II

Occupying an excellent position at the north end of Tanners Hill, set within a conservation area yet just removed from the wonderful bustle of Deptford High Street, is this remarkable Grade-II listed two-bedroom house with private courtyard garden. The property is arranged over three levels with approximately 1,055 sq ft of internal accommodation.

Originally dating pre c. 1730, the house is thought to have been constructed by a dockyard artisan for their own occupation, using off-cuts or 'chips' from the Royal Dockyards nearby, with a lath and plaster infill. A 1980's extension saw a steel and timber frame added to the structure, allowing the ground floor to be opened-up for its more recent use as a shop.

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Entry is via a wide pedestrianised area of pavement, to a long open-plan double reception, with dining and sitting room, and exposed brick walls and timber beams. Moving toward the rear, within a single-storey extension, is the kitchen, with timber cabinets, Formica and teak worktops, and a window to the courtyard garden. A corridor with double doors provides access to the garden, and at the rear is a large bathroom with roof light.

At the centre of the plan a lovely open-tread staircase ascends to the upper levels. On the first floor is a bedroom with open fireplace, currently used as a second reception. On the second floor is a bedroom with high, vaulted ceilings and exposed timber beams, and at its centre a chimney column, separating the space into dressing and sleeping areas.

Residents parking is available on the street to the rear.

The house is very well connected with a variety of transport links. Deptford Bridge runs DLR services to Canary Wharf, Bank and Stratford International. The London Overground is available at New Cross and Brockley stations, and Brockley, St Johns and Deptford all run national rail services into London Bridge in under ten minutes and London Cannon Street in under 15 minutes. Historic Greenwich is also within walking distance, with its extensive restaurants, the excellent Picturehouse cinema, along with museums and monuments and the glorious Royal Greenwich Park.

Deptford is a thriving area of London with a growing cultural profile and is now recognised as one of the most fashionable parts of South London. It has a range of outstanding local galleries, pubs and restaurants, L'Oculto and Artusi sister-restaurant Marcella are noteworthy, and is conveniently positioned for surrounding areas New Cross, Greenwich, Brockley and Peckham. 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 very close, 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.



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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”.