

THE MODERN HOUSE



*London BR3
Sold*

The Avenue II

This fantastic mid-century townhouse was designed in 1967 by architects George Galberg and Francis Weal. It is one of eight houses built by the practice along The Avenue, a quiet residential road close to Beckenham Junction station. Configured across six split levels, there are five bedrooms in total, one is currently configured as a study, as well as a workshop, a courtyard garden and direct access to a beautiful communal garden at the rear.

Galberg and Weal designed a number of houses of subtle variation in Beckenham throughout the 60s and 70s. They have since become firm favourites for their typically Mid-Century approach to space, light and volume, as well as their sleek multi-storey facades. The houses along The Avenue exhibit an unusual dark brick with shuttered concrete detailing. This house is positioned at the end of its row, allowing for additional glazing on the side elevation and increased light throughout the interiors.

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There is an off-street parking space to the front of the house and a private south-facing garden to the rear which leads out to the expansive lawn of the communal gardens, shared between the neighbouring houses. There is also a garage or workshop, with an adjoining utility room.

A refurbishment in recent years has been sympathetic to the late 60s aesthetic – tropical hardwood bannisters have been retained– but has also improved many details that were in need of modernisation. On a practical level, a new heating system has been added, as has extensive insulation and updated electrics.

Elsewhere a new kitchen and dining room has been created on the ground floor, with Marmoleum flooring, whilst engineered-walnut flooring has been added to the living room. The master bedroom now has an en-suite shower room with concrete tiles and underfloor heating, as well as a long row of windows overlooking the gardens below.

The house can be found in leafy Beckenham, just south-east of central London in the Borough of Bromley. Nearby Beckenham Place Park is a wonderful green oasis, the largest in south-east London. It is home to the newly-opened Homestead Café, for proper beer, pizza and Square Mile coffee.

The Avenue sits amidst a triangle of stations. Beckenham Junction is the closest, running services to London Blackfriars in around 19 minutes, London Victoria in just 22 minutes, and London Bridge in 36 minutes. Ravensbourne Station is seven minutes' walk from the house and runs services to Elephant and Castle in around 25 minutes and London Blackfriars in approximately 31 minutes. All stations are in Zone 4. Beckenham Junction is also connected to the tram network that runs towards Wimbledon.

Tenure: Freehold Service Charge: approx. £840 per annum (covering maintenance of the communal areas and gardens, as well as painting of exterior of all houses)

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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”.