

THE MODERN HOUSE



*London SE15
Sold*

Trafalgar Avenue III

This wonderfully bright garden apartment is positioned on Trafalgar Avenue, an elegant tree-lined street that runs parallel to Burgess Park in south London. The apartment was the subject of a renovation in recent years, care of Architecture for London. The new configuration allows for excellent open spaces, with a glazed roof to the rear that draws light into the thoughtfully conceived interiors and builds a pleasant sense of flow with the private walled garden beyond.

Planning permission was granted in 2015 to connect this apartment with the one above, also currently marketed, to create a three-bedroom split-level home.

Access is gained via a private entrance at lower-ground level. The facade is of London stock brick and white stucco and is set back from the road, behind a small front garden. The apartment measures over 700 sq ft, and there is a large separate home office in the garden.

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The interior plan is configured around an open-plan kitchen and living room; carefully composed spaces that can be used flexibly and are bathed in wonderful levels of natural light. The kitchen is arranged along one wall, with iroko worktops set around a Belfast sink and a six ring rangemaster. There is a sincere focus on warm-hued, textured and natural materials throughout, and solid wood floors run underfoot.

The bedroom is separated from the living spaces by a handsome set of glazed wooden doors that can be kept open to enjoy the warmth from the clean-air woodburning stove. As part of the redesign, the whole apartment was thoroughly upgraded, including the installation of triple glazing in the front bay sash windows and wardrobes either side of the chimney breast. The current owners have cleverly created a lovely bathroom in what was the Victorian coal drop, allowing the rest of the plan to remain wonderfully undivided.

A set of steps leads from the rear of the apartment to the outside space, which has been composed with cobbles underfoot and concrete planters to create the perfect city garden. There is also an acutely-well designed garden room/home office, which is fully serviced with water, heating and electricity. It has its own storeroom and skylights above engender a serene sense of retreat from the city.

Trafalgar Avenue forms the eastern edge of Burgess Park, which has recently undergone huge redevelopment and has a community cafe. As well as expansive open and grassy spaces, there are tennis courts and football pitches, a new play area, a BMX track and Quietway cycle routes, all among beautifully planted pathways.

The apartment lies equidistant between Bermondsey and Peckham which are well-known for their excellent restaurants, pubs and good transport links.

Buses run from Trafalgar Avenue towards Elephant and Castle and the City. The Bakerloo Line is within walking distance from Elephant and Castle Underground Station and the Jubilee Line runs from Bermondsey. Still in consultation, the proposed Bakerloo line extension site on the Old Kent Road would be a three-minute walk from the apartment.

Tenure: Share of Freehold Lease Length: approx. 246 years remaining Service Charge: approx. £370 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”.