

# THE MODERN HOUSE



*London SE15*  
*Sold*

## Trafalgar Avenue

This elegant four-bedroom Victorian townhouse, with 80-ft garden, sits among mature trees and parkland on Trafalgar Avenue, a designated Conservation Area running along the eastern edge of Burgess Park in South London. Arranged over four floors, the property has high ceilings and large original sash windows throughout, retaining generous original proportions while having been lovingly restored by the current owners.

Set behind a neat front garden, a set of steps leads to the raised-ground floor. Entry is to a bright hallway, with a white-painted staircase and floorboards that continue into the adjacent rooms. To the left are a pair of reception rooms with huge windows that look to the trees at either end. There are in-built shutters either side of the tall windows, the ceilings are adorned with cornicing and mirror roses and in each room is a working fireplace.

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At the far end of this room, doors open onto a balcony that leads down to the garden. Planted with figs, eucalyptus and tall trees that are loved by the park's parakeets, the garden is divided into two spaces; adjacent to the kitchen is a wonderfully private paved courtyard, beyond which is an unusually large walled garden that backs onto the park.

On the lower-ground floor is the kitchen, fitted with white and dusty-pink cabinetry, and a separate dining room. The current owners use the adjacent room as a snug, and there is a separate utility room. Throughout the house the current owners have rethought the original layout of the house, retaining its integrity without contemporary additions, while creating a series of spaces that allow for modern living.

Across the top two floors of the house are four bedrooms and two bathrooms. One is currently used as a dressing room, with an en-suite bathroom and walk-in wardrobe clad with plywood. The house is oriented east-west and so these elevated rooms are flooded with light throughout the day.

The gardens along Trafalgar Avenue back directly onto Burgess park, which has recently undergone huge redevelopment. There are tennis courts and football pitches, a new play area, a BMX track and Quietway cycle routes through lovely planting.

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



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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”.