

# THE MODERN HOUSE



*London SE10*  
*Sold*

## Walnut Tree Road

This wonderful three-bedroom house on Walnut Tree Road unfolds over three expansive storeys and has a beautiful private garden. Extending across 1,350 sq ft, the interior finishes have been impeccably executed in a variety of natural materials and harmonious pastel colours that chime with the building's period spaces. The lovingly planted outside space has been carefully maintained and has a large tool-shed/garden room at one end. Walnut Tree Road is a short stroll from the green expanse of Greenwich Park and Greenwich's historic town centre, as well as the River Thames.

### *The Tour*

The handsome, brick-fronted house is set back from the road behind a paved pathway that leads to the front door, the green paint hinting at the colour palette found within. Entrance is to a large hallway, paved with colourful tiles that are repeated in the bathroom upstairs. There is a snug living room at the front of the plan, finished in a pastel red. The whole house has been renovated with exacting care, introducing a lively colour palette that illuminates every space.

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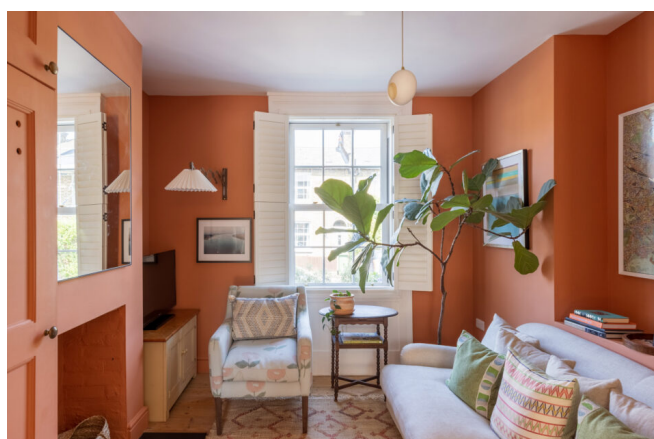
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The hallway and reception room open up to the large, open-plan living area, where wide stripped wooden floorboards run underfoot and a harmonious combination of colours defines each zone. The central dining area is surrounded by pale pink walls, while the kitchen is finished in pinks, blues and whites and the rear wall, which opens to the garden, is a calming green. The kitchen has built-in cabinetry and Corian work surfaces, with a rear window that has lovely views of the garden. In the adjacent seating area, full-height doors open to the beautiful garden and skylights overhead illuminate the space.



A staircase with a simple wooden banister leads to the first floor, where two bedrooms and a family bathroom can be found. The bedrooms are bright, generous spaces, with white-painted wooden floorboards underfoot and neutral colour palettes. Splashes of colour can be seen in the blue doors, which pick up on the blue walls found in the bathroom. One of the bedrooms has sliding doors that open to a balcony. The bathroom has geometric tiles by Bert & May in shades of green and white, with brass fixtures and fittings and light blue walls.

The third floor is home to the principal bedroom and a bathroom. The bedroom has a large roof light and a Juliet balcony that illuminate the space. There is built-in storage space and lovely views over the surrounding rooftops. The pastel pink walls of the adjacent bathroom are complemented by tiles with a beautiful, subtle floral pattern, and brass fixtures.



### *Outdoor Space*

The house has a beautiful garden, with a herringbone paved section leading to a larger section of verdant lawn. A brick wall encloses one side of the space, while the other is boundaried by a timber slatted fence. There is copious, lush planting throughout, especially around the borders, creating a sense of calm and natural tranquillity. There are also built-in timber benches on either side. There is a large shed at the bottom of the garden with plenty of storage space, suitable for a variety of uses.

### *The Area*

Walnut Tree Road is a short walk from the centre of Greenwich and a few minutes from the open expanses of Greenwich Park and Blackheath. The pretty old town, famous for its maritime history, has an excellent selection of restaurants, pubs and shops, as well as a Picturehouse cinema and a theatre. The Old Royal Naval College, designed by Sir Christopher Wren in the 18th century, hosts a popular programme of events in the gardens, including concerts, an open-air theatre and a jazz festival.

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The closest station is Maze Hill, running Southeastern railway services that connect to central London. Westcombe Park station is also nearby; as is Greenwich, which runs services to Canary Wharf and Bank on the DLR and rail services to London Bridge and London Cannon Street (taking eight minutes and 12 minutes respectively). The Thames Clipper can be boarded from Greenwich Pier and runs services to Westminster in one direction and the O2 arena in the other.



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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”.