

THE MODERN HOUSE



London SE4
Sold

Wickham Road II

This wonderful two-bedroom maisonette positioned within a handsome Victorian terrace in the Brockley conservation area has been subject to a beautiful renovation in recent years. The architect owners have decorated the apartment with a neutral palette that sensitively enhances the original fabric of the building; exposed whitewashed walls chime harmoniously with the solid tongue-and-groove softwood floorboards. At the rear of the house is an alluring communal west-facing garden with a variety of plants and bushes.

The Tour

Occupying a quiet position on the coveted Wickham Road is this grand Victorian townhouse. The building is set back from the road, and the façade is formed of London stock brick dressed in white stucco, with large sash windows set in a grand bay. Terracotta-tiled steps lead up to the raised entranceway, which sits beneath a recessed arch with keystone. Kate Bush is famously said to have lived here.

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The apartment lies on the third and fourth floors, where a front door opens to a well-lit central hallway. Arranged in reverse, the bedrooms and bathroom unfold from here. Whitewashed walls feature throughout, as do the softwood floorboards, which have been treated with lye and finished with white oil. These are also soundproofed. The combination of materials adds a sense of continuity and flow while capitalising on the natural light that pours through the sash windows.

A staircase ascends to the calm and serene living area with two timber-framed skylights, allowing an abundance of light to pour deep into the plan. The understated and contemporary kitchen extends the length of the wall, while a Durat worktop, containing recycled plastics, adds a dash of colour; open cabinetry overhead provides easily accessible storage. A birch plywood bench sits on the opposite wall with a Durat shelf that mirrors the kitchen's worktop.

Both bedrooms are positioned at the front of the plan. The spacious main bedroom has plenty of storage in the form of pared-back full-height wardrobes with minimalist white cabinetry. The adjacent bedroom, currently configured as a study, has cleverly positioned open plywood shelving and two built-in desks, perfect for home working.

The bathroom on this floor is particularly striking. The floors and walls are clad in white square tiles, contrasting dramatically with the black grouting and ceiling, making for a visually arresting room. The fixtures throughout are also matte black, adding a dramatic touch, while remaining in keeping with the door handles throughout the home.

Outdoor Space

At the rear of the house is a west-facing communal garden. Laid mostly to lawn, it provides a beautiful sunny aspect to sit and read and plenty of space for alfresco dining. The garden is partly enclosed by an original wall made from London stock brick.

The Area

There are numerous cafes, restaurants and bars all within easy reach, including now-legendary Browns of Brockley coffee shop, Joyce natural wine bar and L'Oculto for excellent tapas, as well as a wide array of other options. Brockley Farmers' Market runs nearby every Saturday.

Hilly Fields, arguably one of London's finest parks, is only a short walk from the house. As well as expansive green spaces and elevated views across the city, it has a café, playground, a nature reserve, and tennis and basketball courts.

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Also a short walk from the house is Brockley & Ladywell Cemetery, spanning 37 acres of beautiful green space, all protected within the Brockley conservation area. Lewisham is nearby and is currently undergoing a large redevelopment of its town centre, which is bringing new shops, restaurants and cafes as well as homes and new public spaces.

The house is incredibly well-connected, with three stations within walking distance. St Johns station is at the end of the road and runs direct services to London Bridge (Jubilee and Northern lines) and Canon Street (Circle and District Lines). Brockley Station is a short walk away and runs London Overground services to Canada Water (Jubilee Line), Shoreditch, and Whitechapel (which will connect to Crossrail upon its completion). Brockley station also runs direct services to London Bridge in around ten minutes via Southern Rail. Lewisham operates the DLR, for connections to Canary Wharf, Bank and National Rail services to Charing Cross.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 994 Service Charge: approx. £720 per annum Council Tax Band: C

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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”.