

THE MODERN HOUSE



*London SE10
Sold*

Woodland Grove

This is a wonderful opportunity to create an exemplary home on Woodland Grove, a quiet street just a five-minute walk from the open expanse of Greenwich Park. The plot consists of an existing two-bedroom house, with a charming private courtyard at the rear. The house is being sold with full planning permission for a new two-storey vertical extension and redesigned exterior by architects Studio Weave, which includes a new en suite bedroom, winter garden and additional living area, adding 785 sq ft to the interior plan.

The Tour

Access to the existing house is from either the front door, which opens to a bold, orange-painted corridor, or from the garage. The latter is home to a WC and has an ample overhead shelving space for storage. At the centre of the plan is a lobby area; this is currently configured as a study and provides access to another WC and a useful storage room.

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A central corridor seamlessly flows into a sleek kitchen, living and dining area, defined by its clean lines and contemporary aesthetic. Newly laid oak floorboards run underfoot and concrete light fittings feature throughout. Glazing at the rear unfolds to reveal a charming courtyard that acts as a seamless extension of the interior plan, while a skylight above allows an excellent quality of natural light to pour through.

A striking yellow-painted staircase ascends to the first floor, home to two double bedrooms bookending a family bathroom at the centre. The double-height ceilings and pitched roofs emphasise the sense of volume, while skylights throughout ensure the rooms are wonderfully bright. Both bedrooms are fitted with mirrored wardrobes and air-con units, and each window has bespoke slatted shutters. The main bedroom has access to a private roof terrace through double glazed doors; it also has an immaculate en suite bathroom with neutral white tiles and grey lino flooring.

Studio Weave have developed a truly creative and considered design, with plans to extend and adapt the existing house to create an impressive light-filled home, with a sensitive approach to materials. The current plan will reconfigure the ground floor, creating a set of expansive living spaces with a spectacular glass roof with oak beams. The vertical extension, which includes the new living area and en suite bedroom, will be dual aspect with a view to the south along Woodland Grove as well as views back to the existing house to the north. The architects have created a scheme that is truly versatile, and can be reconfigured at the owner's discretion.

Planning for the scheme was granted in January 2021. A full set of the plans can be found [here](#).

Outdoor Space

The secluded courtyard is accessed through glazed doors in the living area. Bounded by a yellow-brick wall, it is a brilliantly private space and home to an abundance of trees. The sizeable roof terrace has far reaching views and carefully planted flower boxes. Both these spaces have running water and gas mains, perfect for alfresco dining.

The Area

Woodland Grove is only a short walk from the centres of Greenwich and Blackheath. The pretty old town of Greenwich, 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 stations are Maze Hill and Greenwich, running 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 from Greenwich 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.

Council Tax Band: F



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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”.