

THE MODERN HOUSE



*London SE25
Sold*

Whitworth Road

Set on a quiet residential street in South Norwood, is this exceptionally bright one-bedroom Victorian apartment with private garden. Following a sympathetic renovation, the apartment marries contemporary touches with classic Victorian features, including high ceilings, cast iron radiators and truly grand proportions. Whitworth Road is a short walk from Norwood Junction station and is beautifully located for a number of leafy walks as well as a plethora of independent shops, cafes and bars.

The Tour

Tree-lined Whitworth Road is characterised by its lush greenery and charming Victorian architecture, epitomised by broad bay windows punctuating each house. Entry is to a hallway, with double-height ceilings, that has been cleverly adapted to house an array of bespoke shelving perfect for hanging coats and displaying books. An unobtrusive teal adorns the walls and is continued throughout the apartment in complementary shades that celebrate the play of light across the plan.

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To the front of the apartment, is a handsome open-plan living room, kitchen and dining area. Arguably, the most impressive space, the room is drenched in light care of a series of windows and French doors that open directly to the private garden. Cast iron radiators have been introduced in keeping with the building's heritage and louvre shutters have been employed across the glazing for added privacy. Throughout the apartment, much care has been taken to work harmoniously with the Victorian features and proportions. Elegant cornicing has been beautifully restored and original wooden floors, found in many of the rooms in this apartment, have been exposed.

The kitchen, has been thoughtfully arranged at one end of the room and, as with the hallway, it cleverly maximises space using bespoke shelving. Hues of green seamlessly flow across the kitchen units mirroring the natural tones of the garden. A beautiful wall of London stock brick adds texture. A portion of the storage extends to ceiling height while a row of units, adjacent to the dining area, provides a natural partition, making the space feel independent. Hints of brass have been introduced across the kitchen taps and fittings and a large butler sink has been set into the rich grain of Hardwood Sapele worktops.

The considered use of colour is carried through to the bedroom, where an earthy shade is used to calming effect. The room feels incredibly bright owing to a large window that frames the surrounding greenery. In between, the living spaces and bedroom is a elegant bathroom fitted with a waterfall shower complete with Crittal screen.

Outdoor Space

The garden provides an idyllic oasis from the city, particularly in the summer when abundant greenery comes into full bloom. A raised, terraced area, accessed immediately off the main living room, is perfectly located for al fresco dining. To the rear of the garden, is a secluded area, peacefully located for lounging in the sun and entertaining guests.

Area Guide

Whitworth Road is excellently located close to a number of green spaces including Grangewood Park, South Norwood Country Park and South Norwood Lake & Grounds. There is an excellent range of independent shops, restaurants and cafes close by, including Mama Dough pizzeria, Shelverdine Goat House Pub, The Craft Beer Cabin and Brown and Green Cafe. Local favourite Little Mouse is nearby and sells a good selection of wines and British cheeses.

Norwood Junction is a short walk away for trains to London Bridge in 13 minutes as well as regular Overground services to Highbury & Islington.

Tenure: Share of Freehold Length of Lease: approx. 84 years remaining (The lease is currently being extended to 999 years) Council Tax Band: B

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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”.