

Harcourt Road, SE4



Brockley, London
Share of Freehold
£425,000

'We created a design that has minimise the amount of corridors and maximised living space. This allows a seamless flow from kitchen to living and to bedroom. The sliding doors can also be concealed to connect each space, making it as open as possible.'



Summary

This two-bedroom maisonette is tucked away on a beautiful tree-lined residential street, just a 4-minute walk from Brockley Station. The home has been carefully refurbished by Terrence Architects to create a clean and considered space that allows easy movement between well-connected and light-filled rooms.

Establishing an open living and kitchen space but maintaining a spatial division was a significant part of the project, as was capitalising on the existing space and volume. Although contemporary in feel, the renovation sits beautifully in tune with the existing architecture and original features of the Victorian house, having kept the original floorboards in the lounge and bedrooms. Comfortable and clean design underpins the entire renovation, with sustainable marmoleum flooring, bespoke built in wardrobes in both bedrooms, sliding doors that help maximise the use of space, and ample storage throughout.

The location of the home is wonderful. It is a 4-minute walk to Brockley Station which is in Fare Zone 2, and has regular Overground services including to Hoxton in 20 minutes. Crofton Park Station has Thameslink services and is just a 10 minute walk away. The popular Brockley market is a 15 minute walk away, where you can find freshly cooked food, artisan bread and cheese, locally roasted coffee, seafood and natural wines.



House Tour

The maisonette home has its own front door which is up an iron staircase. Immediately through the front door is a beautiful open entrance area with multiple well-designed storage cupboards for shoes, coats, bags or other items. To the left is the bathroom, with marmoleum flooring and clean white tiles that wrap each wall and extend into the walk in shower.

To the right of the entrance is the door to the kitchen and dining area. The kitchen itself extends along the entire right side below a window, creating ample space to prepare food. The space fits a large dining table that benefits from views out of the double aspect windows, as well as a huge storage unit in the corner of the room.

Opposite the kitchen door and up a small set of stairs that nicely splits the level of the home, is the lounge area and two bedrooms. The level is also defined by beautiful painted original floorboards, giving a traditional but contemporary feel. Each bedroom nicely fits a double bed and has built in wardrobes, cupboards and shelves so everything can be hidden away to create clean living.



Connectivity & Amenities

It is a 4-minute walk to Brockley Station which is in Fare Zone 2, and has regular Overground services including to Hoxton in 20 minutes. Crofton Park Station has Thameslink services and is just a 10 minute walk away. There are also a number of convenient bus routes that run from Brockley station, conveniently connecting the local area, including Peckham, Nunhead and Herne Hill.

The popular Brockley market is a 15 minute walk away, where you can find freshly cooked food, artisan bread and cheese, locally roasted coffee, seafood and natural wines. There are many wonderful local amenities within a 5-10 minute walk, including Brockley brewery, an independent craft brewery and taproom on the same road, Good as Gold, a speciality coffee shop and restaurant, and Brockley Rock for delicious fish and chips.

The popular Hilly Fields park is just a 10 minute walk away, and offers stunning views over the city. It's wide open meadows for walking and relaxing also comprise a cafe and picnic area, tennis courts, a basketball court and cricket pitch.

