

AUCOOT



ADDRESS

St Mary's Gardens, London SE11

PRICE

£1,500,000

ARCHITECT

Paul Archer Design

INFORMATION

Situated in a quiet garden square within the Walcot Estate Conservation Area is this elegant, fully renovated and extended Georgian two bedroom house set over three floors. The house was built in 1837. This classic London architecture is complemented by the light filled, contemporary interiors that have been created via a partnership with Paul Archer Design and Sue Böhling Interiors.

A front garden paved in York stone leads up to a stucco-fronted entrance on the raised ground floor. From the hallway is a living space, currently configured with a living room to the front and a study, possible snug or third bedroom to the rear.

Bespoke modern joinery has been integrated simply to the period style of this home. Ample storage has been created throughout these rooms and the house in general. The warm colour choices make the space feel exceptionally bright and airy, while in the study there is a large sash window overlooking the garden, providing the room with a lush backdrop.

A large extension at the rear houses a light-filled, modern kitchen and dining space. A simple material palette of brick and glass work together to create an elegant structure, while also providing discrete delineation from the neighbouring properties.

The kitchen is bespoke and with the addition of a large integrated mirror, light is dispersed all around the room, giving it an open and airy feel.

A large Maxlight glass door opens onto a meticulously kept garden. Single use of stone flooring through the kitchen, patio and through to the studio blurs the divisions between indoor and outdoor space.

To the rear of the garden there is a glass-framed studio which intentionally blends seamlessly with its natural surroundings. Slightly lowered beneath ground level, the designers were able to bring extra height to the interior, making it a peaceful setting for creative work. The glass studio and the glass to the rear of the house work in perfect harmony.

On the upper floor there is a principle bedroom to the front with full-width bespoke wardrobes and ample bedside storage. The room offers idyllic views of the garden square which is well maintained and, being a cul-de-sac, has very little passing traffic or footfall.

Accompanying the bedroom on this floor, there is a Corian and Marble bathroom suite with Artelinea and Dornbracht fixtures and on the raised half-landing, a well designed nook has been added offering a dressing area, place to work or a quiet spot to read.

Careful consideration has been given to the layered lighting throughout the house.

The lower floor can be used in many ways. The current owners use the front-facing



room as a lounge area but it can also be the second bedroom or more formal dining room. Additional bespoke, full-height cabinetry works well as storage or wardrobes. Also on this floor is a large shower room which houses the utilities and more storage.

The house is heated via underfloor heating throughout and has a hard-water treatment system. This is located in one of the two storage vaults at the front of the house.

LEASE LENGTH

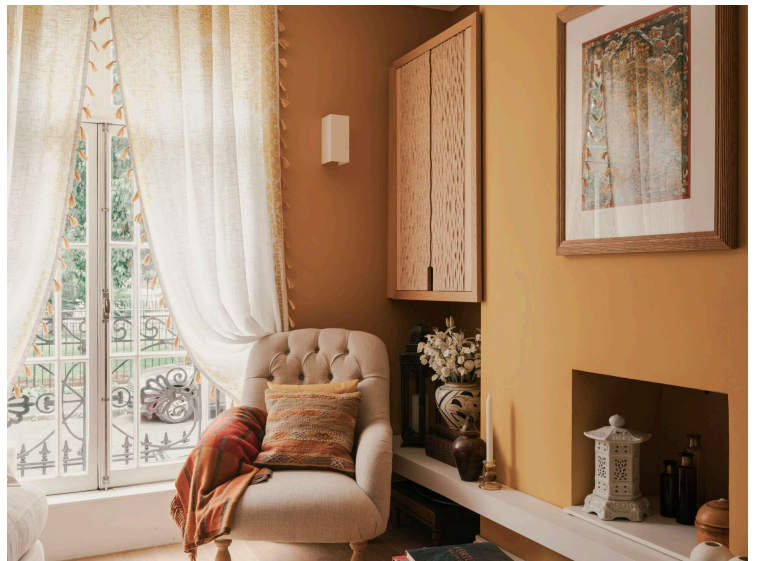
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SERVICE CHARGE

None

EPC

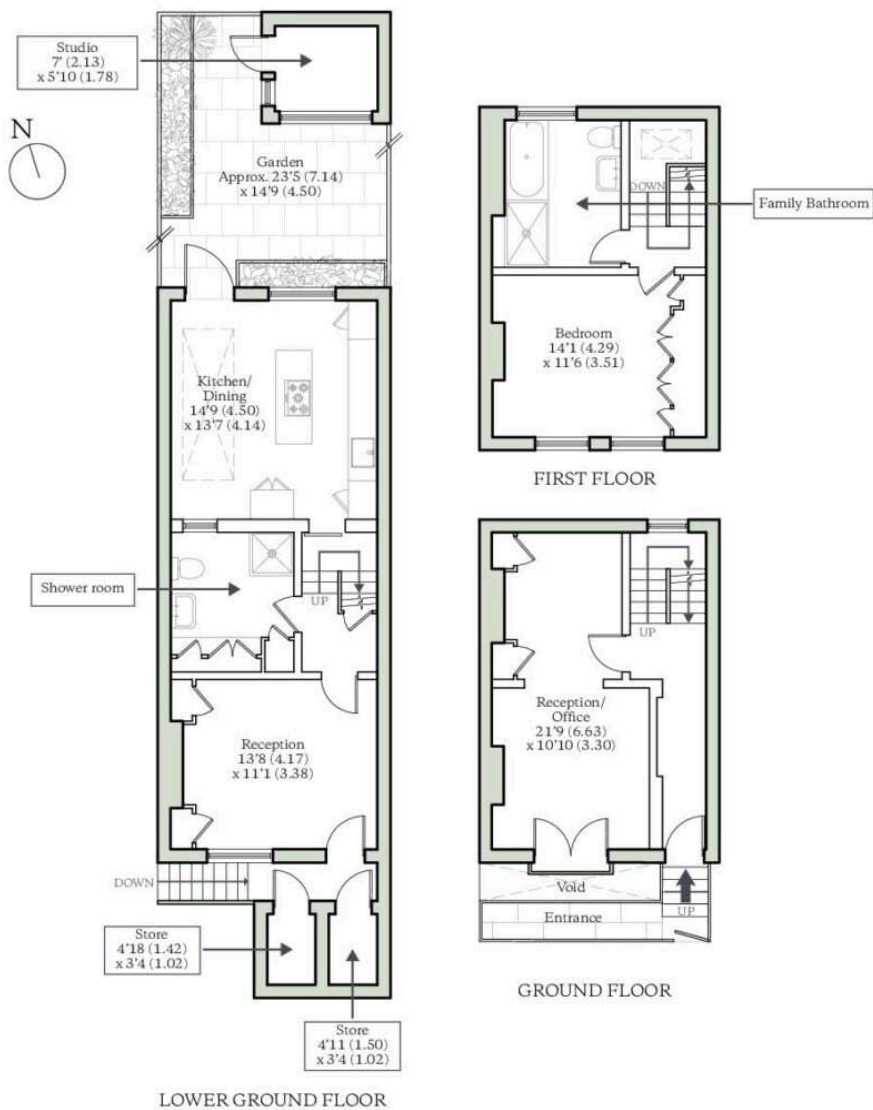
=Grade II listed



ST MARYS GARDENS, LONDON, SE11

Approximate Internal Area = 1117 sq ft / 103.7 sq m
Outbuilding = 73 sq ft / 6.7 sq m
Total = 1190 sq ft / 110.4 sq m

For identification only - Not to scale



AUCOOT
RICS Property Measurements Standard