

# AUCOOT



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ADDRESS

Lawrie Park Gardens, London SE26

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PRICE

£1,500,000

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ARCHITECT

Paul Archer Design

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## INFORMATION

Taking cues from the iconic Rietveld Schröder House in Utrecht - a landmark of the De Stijl movement - this recently built Paul Archer Design detached home interprets modernist principles for contemporary living. Its distinctive form is drawn together by a central atrium that floods the interior with natural light from a generous overhead rooflight.

Conceived for modern family life, the layout balances practicality with spatial harmony. Throughout, principal colours have been introduced to bring warmth and character, as well as nodding to the home's refined architectural language.

At the front of the house, two double bedrooms share a sleek, modern bathroom suite. To the rear, beneath the soaring atrium, the open-plan living space unfolds - a composition of sightlines that creates a voluminous sense of light and connection. The living and dining areas flow seamlessly together, interlinked by a beautifully designed, minimalist kitchen.

The staggered layout reinforces this feeling of connection across spaces, offering framed views through expansive glazing and glimpses down into the central void. Clean lines, a restrained material palette and sliding partitions allow the spaces to adapt - opening up for family life or closing down for moments of calm.

On the first floor at the front of the house, there is a second living space which is framed by 4m wide sliding doors and views over the front gardens. Through clever and practical design, a study or playroom is tucked away in the corner of the plan, providing a further flexible space.

The principal bedroom suite occupies a similar footprint to that of the living space below. Again, framed by full height sliding doors overlooking the garden, this room invites light and versatility, weaving together a bedroom area with a dressing room and newly fitted modern shower room.

Outside, a private garage sits to one side, complementing the home's sculptural form. Between the house and garage lies a passageway that connects the front and rear gardens. Underfoot, paved tiles soften the landscape, while at the rear, the impeccable lawn is wrapped by towering, mature trees enabling a sense of privacy and calm.

The front garden slopes down from the road, allowing the house to be well protected from view. While not in situ, wiring for electric gates have been installed, which would allow for further privacy and security.



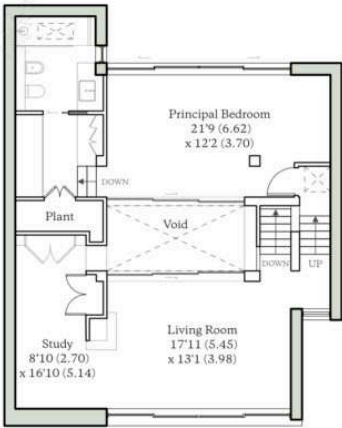


LAWRIE PARK GARDENS, LONDON, SE26

Approx. Internal Area = 1716 sq ft / 159.4 sq m  
Approx. Outbuilding Area = 154 sq ft / 14.3 sq m  
Total Area = 1870 sq ft / 173.7 sq m  
Approx. Rear Garden Area = 1851 sq ft / 172.0 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

**AUCOOT**  
RICS Property Measurements Standard