

THE MODERN HOUSE



*London SE4
Sold*

Harefield Road

Positioned on a leafy street a few moments walk from the centre of Brockley is this exceptional four-bedroom terrace transformed by Mike Tuck Studio. Beautiful Victorian bones are celebrated by a subtle refurbishment of the original house, which gives way to a light-filled addition at the rear, characterised by exacting attention to detail in its use of poured concrete, shadow gaps and bespoke Douglas Fir joinery. A 100ft rear garden stretches beyond wide sliding doors, its established trees creating the feeling of a woodland glade. The cafes and restaurants and station of bustling Brockley are less than a five-minute walk away with excellent connections to the rest of London.

The Architect

Founded in 2014 by director Mike Tuck, Mike Tuck Studio is a London-based architecture firm undertaking work in London, Cambridge and south-east England. Renowned for its thoughtful and collaborative approach to design, its process often includes model-making and hand-sketching to ensure its clients are involved and informed at every stage. The studio is a hub of investigation, with environmental impact and considerations at its core.

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The Tour

Built in 1875, Harefield Road is a handsome street of Victorian stock brick terraces. This house is set behind a deep front yard bound by a low brick wall. Californian privet adds luscious greenery to the view from the wide bay window on the ground floor. There is a bespoke bike and bin store alongside the pathway that leads to the house.

The front door opens to a bright, wide hallway which connects the original plan to the rear extension. Traces of the original anaglypta wallpaper have been carefully preserved and matched with contemporary paper, a thoughtful historical nod to the past. Two large reception rooms sit at the front of the plan, both centred by original iron fireplaces, ceiling roses and cornicing. The reconditioned original floorboards are a warm and tactile foil to the fresh white of the walls. The super slim double glazed sash windows to the front are newly fitted by The Sash Window Workshop. Grand wooden double doors partition the two rooms.

The extension opens through a wide archway from the second living room and from an opening in the adjacent hallways, establishing a 360-degree circulation on the ground floor. The addition is illuminated by a deep skylight stretching across the left-hand side of the room, punctuated by exposed Douglas Fir beams that segway into bespoke cabinetry below. The walls are clad in cork providing extra insulation and sound dampening.

Polished concrete floors, warmed by underfloor heating, span this wide room. The kitchen sits opposite the dining area, bound by a wide island. White cabinetry topped with marble and accented with brass fixtures and fittings establishes a polished finish. At the end of the room, expansive sliding doors open to the inviting green of the garden. There is a utility room and separate WC hidden in the passage connecting the extension and original plan.

On the first floor, there are three bedrooms. The main bedroom sits at the front of the plan with two large sash windows and built-in wardrobes. The large second bedroom is next door with a window looking out towards the garden. At the back of the house a small hallway, lined with shelves, connects the family bathroom and a third bedroom. Its large central window overlooks the leaves of the silver birches in the garden. The bathroom has double sliding doors that allow it to be fully closed off or left open to create the feeling of a suite in this part of the house. There is a separate WC next door.

A twisting staircase rises in a sculpturally curved sweep up to the top floor, where an additional bedroom with shower room en suite has been added. Set within the pitch of the roof, the shifting sun casts moving shadows over the space during the day. There are built-in wardrobes and plenty of eaves storage. There is further storage in the basement.



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As part of this beautiful renovation the heating and hot water was updated in 2019 to a highly efficient Megaflow system which ensure excellent water pressure throughout the house and is suitable for linking up to solar panels in the future.

Outdoor Space

The large 100ft garden extends from the rear deck, the long lawn surrounded by mature shrubs and trees. The secluded deck sits in the shade of a loquat tree and is perfectly positioned beside the kitchen for passing food and drink inside and out. There is a distinct woodland feel to the foot of the garden where the shed is positioned amongst the silver birches. From this end of the garden, the subtle glow of the sandy brickwork used for the extension can be fully admired, its angular form accented by intricate slip brickwork.

A carpet of bulbs brings colour in early spring and there is plenty of scope for further planting and landscaping.

The Area

Harefield Road is moments from the centre of Brockley, an ever popular neighbourhood in South London. There are numerous cafes, restaurants and bars, all within easy reach. The legendary Browns of Brockley coffee shop, Joyce natural wine bar, parlez and L'Oculito for excellent tapas and a wide array of conveniences are all close by. Brockley Farmers' Market runs every Saturday. Crofton Park is home to Jones of Brockley, a wonderful local deli offering a wide selection of seasonal produce, natural wine and craft beer.

The excellent green spaces at Hilly Fields park and its cafe are a short walk away. Brockley and Ladywell cemetery is a short walk, spanning 37 acres of beautiful green space, all protected within the Brockley Conservation Area.

The closest station is Brockley just a three-minute walk, running Thameslink services to London Bridge in approximately 15 minutes. Alternatively, Brockley station runs London Overground services to Highbury and Islington in about 30 minutes and now connects quickly to the Elizabeth Line. Brockley also runs National Rail services and Thameslink services citywide.

Council Tax Band: D

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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”.