

THE MODERN HOUSE



London SE14
£950,000 Freehold

Hatcham Park Mews

This modern three-bedroom house is situated on Hatcham Park Mews, a quiet no-through mews off Hatcham Park Road in New Cross. One of two adjoining houses constructed in 2019, the home is characterised by its red cedar cladding and wide expanses of glazing to the front and rear elevations. It is arranged over four floors and has wonderful levels of natural light care of its southerly orientation. A private south-facing garden lies to the rear.

The Tour

The semi-detached home is set back from the mews behind a small driveway. It presents a striking façade to the street, with its red cedar cladding extending between brick pillars that rise to the second-floor eaves. The front door and roller garage door are also executed in cedar, while the upper levels are punctuated by expansive Crittall-style glazing.

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The entrance leads to a hallway where white engineered oak flooring and white-painted walls hint at the neutral palette found throughout the house. The hall leads past an internal door to the garage and up a small flight of stairs, passing a WC/utility cupboard with star-patterned ceramic floor tiles. A pair of black-framed Crittall-style doors open from the hallway to the rear living room. Here, black-framed bifold doors open to a decked terrace bounded by black railings, where steps descend to the garden.

The kitchen/dining room lies on the first floor. Positioned at the front of the plan, the space is accessed via Crittall-style doors that open from the hallway. The kitchen contains a Corian worktop, which runs along a wall of exposed brick with muted grey cabinetry above and below. It has a gas hob and oven, with a stainless steel sink. One wall is finished in a pared-back sage and wide windows span almost the entire frontage to the mews.

A double bedroom and en suite is situated at the rear of the first-floor plan, with a bathroom positioned centrally. The bedroom has built-in wardrobes, plus full-width floor-to-ceiling Crittall-style doors that frame views over the garden. There is a further bedroom and en suite on the second floor, which occupies the entire plan at this level; full-width windows overlook the mews and a roof light in the hall ensures natural light abounds.

Stairs descend from the ground floor hall to a double bedroom at the lower ground level. The white flooring continues and two walls finished in a rich green complement the otherwise white walls. A set of black-framed doors open to a courtyard with brick walls to either side and steps up to the main garden. There is an en suite bathroom with large panel porcelain to the walls and geometric ceramic floor tiles. Sanitaryware and a wall-mounted towel rail are executed in silver.

Outdoor Space

There is a private south-facing garden to the rear, where jasmine climbs along timber fencing to the rear and side; a brick wall forms the western boundary. There is a central lawn of Astroturf with planted beds around the perimeter. There is also an external terrace that sits below garden level and is accessed off the bedroom at lower ground floor level.

The Area

Hatcham Park Mews is a quiet mews in the Hatcham Conservation Area, conveniently located in New Cross. Deptford Market is less than 10 minutes walk away and has a thriving local market, joined in recent years by a new wave of establishments including Buster Mantis, a bar renowned for its infamous Steam Down jazz nights; Winemakers Deptford, an exceptional natural wine bar and shop, serving outstanding European cooking from its small kitchen; Forest for all houseplant related needs and Marcella (sister restaurant to Artusi in Peckham) for excellent homemade pasta and seasonal Italian cuisine.

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The charming Nunhead Green is a 20-minute walk southwest and is home to a wide range of independent cafes, shops and restaurants, including Ayre's Bakery and independently owned garden store the Nunhead Gardener.

New Cross Gate and New Cross stations are within five and 15 minutes walk respectively, both running London Overground services direct to Shoreditch, Dalston and Highbury & Islington. National Rail services run to London Bridge in around 15 minutes. Deptford and Deptford Bridge stations are also within walking distance.

Council Tax Band: F

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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”.