

INIGO



Barmeston Road

LONDON SE6

SOLD

With an immaculate curation of colour, this three-bedroom, two-bathroom end-of-terrace house unites thoughtful contemporary design with considerate preservation of the building's Victorian integrity. The creative colour palette and astute use of space synonymously brings cohesion whilst delineating each of the living areas with fluid faculty. The bucolic walking and cycle route of Waterlink Way lies a short distance behind the house and meanders along the River Ravensbourne from Lower Sydenham to Catford, while transport options into the city are in abundance.

Setting the Scene

Formerly known as Watercress Cottages, this row of Victorian terraced houses is set back from the quiet crescent of Barmeston Road in Catford behind lengthy front gardens, where it once bordered watercress fields to the north. Despite being settled in modern-day Catford's urban milieu, this part of the street still retains a sense of its bygone pastoral tranquility.

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The area is steeped in history, with the nearby site of Ladywell Fields mentioned in the Domesday Book, where it's referred to as meadows in the manor of Lewisham. A medicinal well – 'our lady's well' – named after nearby St Mary the Virgin Church was first recorded in 1472. It was reputed to be effective for curing eye complaints. The well now lies underneath the access road to Ladywell station.

The Grand Tour

Entry to the house is via a neat front garden planted with evergreens and vibrant flowers. The colours presented on arrival set the tone for the vibrant hues within: the house's sunshine yellow front door — painted in Farrow and Ball's 'Babouche' — sits at the end of a brick-laid path, flanked by green-painted pilasters that match the detailing around the first-floor windows. Inside, a neat blue porch with a stained-glass door leads to a nook with coat pegs and a built-in bench atop handy shoe storage.



From here, the double living room unfolds, illuminated by a large south-facing bay with double-glazed sash windows. The space sings with pops of Lick paint colours in blues and greens. Sitting centrally, a wooden fire surround grants a sense of grandeur, while its counterpart, a checkerboard tiled alcove in the adjoining living space, provides a playful nook. Built into the alcoves on either side of the latter are tall bookcases with plenty of space for a personal library.

An internal French door leads to a versatile space currently used as a music room. Daubed in 'Red Earth', it borrows a wealth of light from either side and flows seamlessly into the contemporary kitchen beyond.

The beautifully bright kitchen occupies the rear of the plan and has been fully extended with a pitched ceiling to maximise space and light. Large picture windows and an external glazed door frame views of the verdant garden. Bespoke wraparound banquet seating by Colours of Arley with signature bold striped cushions defines the dining area and sits beneath a track of ply shelving overhead. Ply cabinets and white quartz worktops offer plenty of counter space and are paired with integrated appliances including an induction hob and electric oven with extractor hood as well as a dishwasher. An island incorporates various shelved alcoves to store cookery books and provides an informal breakfast spot.

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Tucked neatly into a void outside of the music room is a considered laundry area, including a Neff washing machine and tumble dryer, built bespoke in plywood with café curtains that soften the arrangement. Beyond is a large family bathroom with a double vanity and separate walk-in shower.

A 'Blue Maize' painted staircase leads to the first floor, where three bedrooms and a shower room are sited. The original Victorian floorboards have been meticulously restored and filled for thermal efficiency, and period cast-iron radiators are installed throughout. The walls of the principal bedroom at the front of the plan are coated in 'Pompeian Ash' with 'Studio Green' skirting, while two timber sash windows punctuate the space adeptly with morning light. A handcrafted alcove cupboard provides efficient hanging space, with a further bespoke wardrobe in the second bedroom along with delightful period features such as a wrought-iron fireplace.

Off the main landing lies a wet-room with blush-toned Fired Earth flooring and elegant vertical wall tiles. Brushed brass fixtures adorn the shower and wash basin.

The Great Outdoors

The private garden comprises a well-tended lawn and framed by mature planted beds. To the rear lies a delightful timber summer house with yellow windows, gravel bistro seating area and a bank of mature trees demarcating the rear boundary.

Out and About

Positioned on a quiet corner in Catford, the house is close to a large number of green spaces. Ladywell Fields, with tennis courts and an athletics track, is an 18-minute walk away, as is Hither Green and the open hilly spaces of Mountsfield Park in the opposite direction. The tranquil eight-mile Waterlink Way, which follows the River Ravensbourne and is great for walking and cycling and can be reached by bike in under five minutes. Blythe Hill Fields or Wild Cat Wildness Riverview Park can both be reached in 25 minutes. Yoga House offers a wide variety of yoga and Pilates classes nearby.

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There is an exciting arts and food scene in Catford; local favourites include Catford Food Market, which promotes sustainable food production, Catford Mews cinema and The Broadway – a Grade II-listed Art Deco theatre. There is an excellent range of independent shops, restaurants and cafés locally including Servesmiths, a neighbourhood coffee shop, plus Good Food, a local delicatessen. The popular Soho sushi eatery, Taro, has a south-east base serving authentic Japanese cuisine. The Grade II-listed Blythe Hill Tavern (voted the best pub in south-east London) is a 25-minute walk away, while the Catford Constitutional Club with its rooftop garden is only a short walk.

The school options in the area are excellent including Rathfern Primary School, Rushey Green Primary School, Sedgehill Academy, Forest Hill School as well as St Dunstan's College independent school.

The house is conveniently located just over half a mile from Catford, Catford Bridge and Bellingham stations, where fast links run to St Pancras in 25 minutes and to Charing Cross via London Bridge in 25 minutes. There are plenty of bus routes running across south-east London from Bromley Road, a two-minute walk away.

Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.