

INIGO



Pelton Road

LONDON SE10

SOLD

Set in the East Greenwich Park Conservation Area, this two-bedroom house is a fine example of Victorian urban planning. A recent restoration by the current owners has seen it reimagined as a fusion of historic architectural features with contemporary elements, including a striking kitchen extension. Attention to detail is evident throughout, with an emphasis on understated yet refined elements. The house is perfectly situated for the amenities of Greenwich and Blackheath, and there are rapid transport links to central London and the City.

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Setting the Scene

The stretch of land along the Thames just east of the Old Royal Naval College underwent substantial development in the nineteenth century to accommodate the influx of workers in the dockyards and associated trades. This particular terrace was developed by a Durham coal merchant for his workers and he named the street after the Pelton Colliery near Chester-le-Street. For the project, he enlisted the respected architect and surveyor George Smith. Working extensively across south-east and central London, Smith's other projects include Saint Paul's School, Greenwich and Blackheath railway stations and additions to the Royal Exchange.



The terrace is characterised by its neat proportions and pale brickwork that offset the pedimented doorframes and sash windows. The present house has been owned by just three families since its construction; hence the present owners were keen to see its restoration without compromising its essential character. For more information, please see the History section.

The Grand Tour

The front door, painted in Farrow and Ball's 'Green Smoke', opens to the slender hallway, the partition to which was recently reinstated according to the original plans, returning the visual focus to the stucco work and panelling. The living and dining area is open-plan to maximise on space and to create a welcoming atmosphere. Solid oak floorboards offset the pale grey Little Greene walls and the 'Venetian' double-glazed sash window characteristic of the area. Along the eastern wall, extensive wooden cabinetry has been custom-fitted by Jennings Bramly Furniture to specifically accommodate books and records. The kitchen is situated at the rear of the house and is entered from the dining area through an open doorway and down a couple of steps. Fitted by DeVol, it is defined by its pale grey cabinetry, Carrara marble countertops and splashback with brass accents. A central island provides additional preparation surface or dining space. Crittall-style doors by Fabco in dark olive green open onto a spacious garden.

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On the first floor, the main bedroom looks onto the quiet Pelton Road. Painted in 'Pearl Colour' by Little Greene, it has built-in wardrobes and further shelves. The second bedroom faces the garden and also has built-in storage. A purposefully vintage aesthetic was adopted for the bathroom. The herringbone marble floor by Fired Earth creates a visual play with the white subway-glossed tiles on the walls. In keeping with the calmness that permeates the house, the colour scheme is white and grey, with the exception of a striking brass-claw-footed blue bath by The Albion Bath Co.

The Great Outdoors

A long garden catches the light throughout the day. Opening directly from the kitchen, there is an extensive patio for outdoor dining. The lawn was recently re-laid with beds laid on either side. These have been planted with bulbs and perennials that will come to bloom in the coming seasons.

Out and About

Pelton Road is ideally situated for the area's plethora of cultural and culinary attractions. Closest are those in Maze Hill, ranging from the noteworthy Pelton Arms and to the historic Georgian riverside pub, The Cutty Sark Arms, to the wine store and bar, Theatre of Wine. A 10-minute stroll along the banks of the Thames brings one to the heart of Greenwich, where attractions abound, namely the National Maritime Museum, the Royal Observatory and Greenwich Park. Dining options here range from the bustling Trafalgar Tavern, an outpost of Sticks'n'Sushi and Davy's Wine Merchants. Slightly further afield, and a pleasurable walk across Shooter's Hill, is Blackheath and its village, where there is a range of local delicatessens and a weekly farmers' market on Sundays.

The area is well connected to central London by a range of travel links. The swiftest is the Thameslink rail service that departs from Maze Hill and connects directly to London Bridge, Farringdon and London St Pancras. Alternatively, the DLR service from Greenwich Cutty Sark goes to Canary Wharf and Bank in 20 minutes. The Jubilee Line connects North Greenwich and the peninsula with central London destinations. There is also the option to take the Thames Clipper along the Thames for a picturesque route to Tower Bridge, Embankment and beyond. By road, the A2 links to the M25.

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Council Tax Band: D



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About

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