

# INIGO



## *Southlands Road*

LONDON BR1

£750,000 LEASEHOLD

Built in 1891, this generous four-bedroom maisonette of over 1,790 sq ft occupies part of a double-fronted late Victorian villa in Bromley. Set back behind a private driveway with off-street parking, the home occupies a peaceful spot and has a south-facing, 65-ft long private garden with a charming Italianate terrace and a mature wisteria. It is a five-minute walk from Bickley station, where direct routes reach the city in under 40 minutes. The house is also adjacent to the sprawling green spaces of Whitehall Park and playing fields.

### *Setting the Scene*

The area of Bickley, in Bromley, began as a small hamlet called the 'Cross in Hand', near what is now the Chislehurst Road, along with the neighbouring hamlet of Widmore. The area was otherwise virtually uninhabited until the 18th century. The name of Bickley, meaning 'Bicca's clearing' was recorded as early as 1279.

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In 1795, John Wells purchased the estate along with a hunting lodge on the heathland and gradually converted it into Bickley Hall. After his son was declared bankrupt in 1841, the hall passed to George Wythes who began the development of Bickley Park estate in the 1860s. Large houses were built, each with grounds, and the area was soon developed with St George's Church in 1864 along with a network of new roads. The Water Tower built at the top of Summer Hill was designed as an imposing entrance to the private estate.

### *The Grand Tour*

Entry is through the original stained-glass door, surmounted by a decorative pediment and flanked by two large bay windows. A grand hallway stretches through the middle of the accommodation, painted in a deep green hue from Coat with original cornicing that elegantly borders the ceiling. The teak floor stretching from here into the living room has been meticulously restored.



The living room lies to the rear of the plan, with a towering tripartite bay of restored glazing that allows daylight to pour in. Period panelled shutters frame each window and French doors at the centre allow for direct access to the Italianate terrace.

Bespoke-built bookcases line one wall; on another, a wood-burning stove is nestled within a timber fire surround, with Fired Earth tiles inset. Cast-iron radiators ensure warmth throughout the cooler months. An original ceiling rose and elaborate cornicing curves around the perimeter of the room, exaggerating its especially tall proportions, while the walls have been recently washed in a neutral light shade to further capitalise on the abundance of natural light.

Opposite lies a spacious yet cosy kitchen finished in shades of 'Mizzle' and 'Green Smoke' from Farrow and Ball. A quartz-topped kitchen island provides bar seating and houses a ceramic sink. Further units are positioned by French doors, with a dining area overlooking the garden to which it has direct access. An alcove for a range cooker has been carved out in the original chimney breast; behind, a splashback of unlacquered brass has an elegantly aged patina.

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Three of the bedrooms are at the front of the plan, two of which have bays that contain almost ceiling-high glazing. A third bedroom, also faces west and receives a beautiful afternoon light.

At the end of the central hall is a shared bathroom, with a separate walk-in shower and tub. A marble-topped vanity – a cheery pop of green – is the focal point of the room, with terrazzo-inspired tiles from Mandarin Stone paving underfoot.

There is an additional room on the lower-ground floor, perfect as a study or occasional guest bedroom with its own en suite bathroom, along with a separate utility room and a handy storage area.

### *The Great Outdoors*

The south-facing private garden is especially large, stretching to approximately 65 ft in total. An Italianate terrace protrudes directly from the ground floor of the house, with direct access from both the living room and kitchen. It is framed by a sophisticated, carved stone balustrade with cast pineapple finials.

Stone steps lead down to the lawned section of the garden with many mature bushes and trees. There is plenty of scope to prop two sun loungers in the light, or for a summertime kickabout.

### *Out and About*

The maisonette is adjacent to Whitehall Community Park and Recreation Ground. It has a children's play area and sports facilities, and is a diverse setting with a meadow, orchard, pond and hedgerows. A diverse range of community activities take place throughout the year. Four minutes away on foot, a Virgin Active Gym is equipped with a 25m swimming pool.



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The nearby Chatterton Village hosts an array of local shops and amenities such as Hit or Miss community bar and cafe and the local favourite Anima pizzeria, the Cockneys of Bromley pie and mash shop as well as the Chatterton Arms. Pearson and Hearn is also a great spot for a morning coffee run. For more extensive shops and restaurants, it's a nine-minute cycle into Bromley Town Centre, where you can reach The Glades Shopping Centre, as well as a Vue cinema and the Churchill Theatre which runs a varied programme throughout the year.

For families, nearby schools include Raglan Primary School, Bullers Wood Secondary, St Georges and Ravens Wood.

Bickley mainline station is five minutes' walk away. The station runs direct services to London Victoria (31 minutes) and Thameslink services to the City (39 minutes). Chislehurst station is a ten-minute bike ride or a minute drive (there is parking available near the station). From there, London Bridge (17 minutes) and Cannon Street (30 minutes) can be accessed directly.

Tenure: Leasehold Lease Length: Approx. 171 years remaining Service Charge: Approx. £2,675 per annum (payment includes maintenance of communal areas, a sinking fund contribution with approx. £10,000 balance, and buildings insurance) Ground Rent: £0 Council Tax Band: D

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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.