

# INIGO



## *Tyrwhitt Road*

LONDON SE4

SOLD

This bright and colourful two-bedroom apartment lies on the first floor of a Victorian townhouse, perfectly situated in the peaceful setting of St Johns in London. Green spaces and treetops can be seen through large sash windows, echoed in the white and green colour scheme that runs throughout the apartment. Thoughtfully reimaged under current ownership, the apartment retains and respects original features while creating a home perfect for 21st-century living. The local neighbourhood has a strong sense of community, with a weekly farmer's market and excellent pub, while excellent transport links provide fast connections to central London. The apartment also has a large, walled garden with mature trees.

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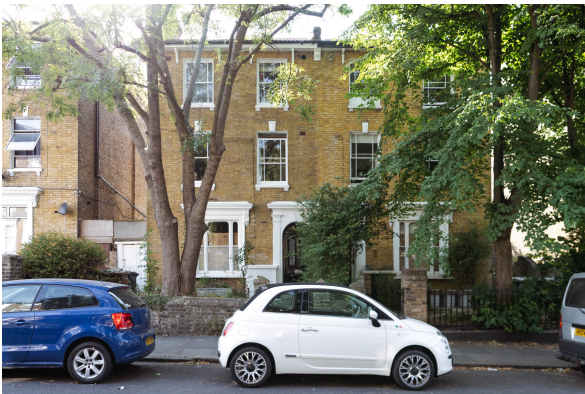


### *Setting the Scene*

St Johns is a highly sought-after enclave in south-east London, encompassing parts of Brockley, Telegraph Hill and Lewisham. The area was originally built as Deptford New Town in the 19th century by the Lucas family, who made their wealth in South Carolina by running rice mills. Today it is known for its tree-lined streets, green spaces and village-like feel. For more information, please see the History section below.

### *The Grand Tour*

The apartment is situated in a handsome Victorian terraced house with a façade of London stock brick, dressed with white stucco. Set back from the street, behind a low wall and a garden, the front door opens to a flight of stairs leading to a bright red door.



On the right of the plan is the tranquil sitting room. Here, exposed wooden floorboards complement pale green walls; light floods in through a vast sash window. The original, cast-iron fireplace gives a natural orientation to the room; built-in shelving lines an alcove and adds extra space for storage.

Wooden steps painted white lead down to the kitchen, which is tucked away at the back of the plan. Walls are painted moss green, accented by the white tiles on the splashback. Built-in cupboards reflect light back into the room, and high, open shelving provides extra storage.

The main bedroom has a high ceiling, accented by a huge sash window with views over tree canopies. The second bedroom is currently used as an office and is fitted with extensive shelving.

The colour scheme extends into the bathroom, creating a calming sense of cohesion. White tiling and floorboards accent the sage-coloured bath, equipped with an overhead shower and chrome fittings.

### *The Great Outdoors*

At the front of the house, there is a spacious front garden. Bounded by a brick wall, the privately owned portion of the back garden is accessed via side gate. Evergreen trees flank both sides of the space, adding shade and privacy, and there is plenty of room for a table and chairs and potential for further landscaping.

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### *Out and About*

Tyrwhitt Road is positioned between Brockley and St Johns in southeast London. There are numerous cafes, restaurants and bars all within easy reach, including now-legendary Browns of Brockley coffee shop, Joyce natural wine bar and L'Oculito for excellent tapas, as well as a wide array of other options. Brockley Farmers' Market runs nearby every Saturday.

Hilly Fields, arguably one of London's finest parks, is less than five minutes from the apartment. As well as expansive green spaces and elevated views across the city, it has a café, playground, a nature reserve, and tennis and basketball courts.

Also a short walk from the house is Brockley & Ladywell Cemetery, spanning 37 acres of beautiful green space protected within the Brockley conservation area. Lewisham is nearby and is currently undergoing a large redevelopment of its town centre, bringing new shops, restaurants and cafes, homes and new public spaces.

The apartment is incredibly well connected, with three stations within a 10-minute walk. St Johns station is at the end of the road and runs direct services to London Bridge (Jubilee and Northern lines) and Canon Street (Circle and District Lines). Brockley Station is a short walk away and runs London Overground services to Canada Water (Jubilee Line), Shoreditch, and Whitechapel. Brockley station also runs direct services to London Bridge in around ten minutes via Southern Rail. Lewisham operates the DLR for connections to Canary Wharf, Bank and National Rail services to Charing Cross.

Lease Length: approx. 99 years remaining

Service Charge: approx. £1,625 p/a

Ground Rent: approx. £250 p/a

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.