

INIGO



Wickham Road

LONDON SE4

SOLD

This large, bright two-bedroom apartment with a private garden extends over 1,200 sq ft and is located on Wickham Road, one of the most coveted addresses within the Brockley Conservation Area. Laid down c.1850, Wickham Road is the oldest and widest of the four grand north-south axis avenues in Brockley. Thoughtfully reimaged under the current ownership, this apartment respects and celebrates the refined original features of its fabric while creating a home suitable for 21st-century life.

Setting the Scene

The first of the grand avenues in Brockley, Wickham Road is at the heart of the conservation area. The area was constructed on farmland, predominantly in the second half of the 19th century, for the newly wealthy industrialists whose business was centred around the industrial areas of Bermondsey and Deptford. Before its residential development, Brockley was well regarded for the quality of its soil, which led to the creation of many market gardens; the area was renowned for the growing of giant rhubarb and its exemplary strawberries.

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Today the area remains very leafy, with a plethora of public green spaces, tree-lined streets, nature reserves and large gardens; as such, it is a haven for the wildlife of London and it is believed the Brockley Badger lives on in certain enclaves, namely the New Cross Gate Cutting, a 10-acre wildlife reserve a short walk from Wickham Road. Indeed, the name Brockley is a derivation of 'Broca's woodland clearing' - 'Broca' being Old English for badger.

The Grand Tour

The apartment unfolds across the lower-ground floor of a wonderfully proportioned and light-filled Italianate villa. Its private entrance on Ashby Road opens to a generous hall painted in a beautiful terracotta hue. To the right of the entrance is a bathroom appointed with white tiling, black grouting and bathroom fittings in an Edwardian style; the shower sits to the rear.



A short run of stairs in the hall leads to two large cupboards on the left and right. This flows into the dining room, from which all rooms radiate. To the right is the galley-style kitchen with direct access to the garden. The kitchen contains a sensitive mixture of traditional materials and styles alongside mid-century detailing. Marble work surfaces and a large double Belfast sink sit alongside vibrant green cabinetry with mid-century hardware; contemporary appliances feature throughout.

Adjacent to the kitchen is the main bedroom, a generous space that receives plenty of light throughout the day, care of a large bay window. The second bedroom lies next to the reception room and can accommodate a double bed, although is currently configured as a nursery. It is decorated with beautiful wallpaper by GP & J Baker.

At the front of the plan is a well-proportioned reception room decorated in a subtle palette. Painted floorboards run underfoot and the space is replete with original cornicing and a modern wood-burning stove.

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The Great Outdoors

The garden extends over 30 ft to the rear and is a secluded space surrounded by original brick walls. It has been professionally landscaped and features beautiful mature beds filled with roses, vines and herbs. The central lawn and a reclaimed brick patio make the garden a highly versatile space, ideal for alfresco dining and sunbathing.

Out and About

The apartment is a short walk from the brilliant cafés and restaurants of Brockley and St John's. The Telegraph Hill Conservation Area lies a short distance to the west, a thriving London neighbourhood with a growing cultural profile. A short walk from St Johns, New Cross and Nunhead, with Deptford, Greenwich and Peckham slightly further afield, it is swiftly becoming one of the most fashionable parts of southeast London. The area surrounding Wickham Road has a range of cafes, pubs and restaurants including Good as Gold, Sparrow, Joyce and Marcella. There are plenty of green spaces nearby, including Nunhead Cemetery, Peckham Rye and Hilly Fields

There is a renowned farmers' market every Saturday at Brockley Market, offering a wide range of organic produce, alongside food trucks and wine merchants. Deptford Market Yard, a recently launched collection of independent shops and restaurants set within and around Deptford's refurbished railway arches, is nearby. Goldsmiths University is within walking distance, and will soon open the doors to its new gallery designed by Turner-prize-winning architects Assemble.

The house is a 10-minute walk from Brockley Station, which runs services to London Bridge in 12 minutes. Frequent Overground services also run from Brockley, for connections to Peckham, Shoreditch and Highbury & Islington. St John's Station is an eight-minute walk away, with services running to London Bridge and Canon Street in eight minutes. Elverson Road station is a 15-minute walk away, with frequent DLR services that provide access to Canada Water in 12 minutes.

Tenure: Share of Freehold Lease Length: Approx. 997 years Service Charge: Approx. £300 per annum Ground Rent: £0 per annum Council Tax Band: XXX

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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.