

AUCOOT



ADDRESS

St. Donatts Road, New Cross, London, SE14

PRICE

£425,000

DESIGNER

INFORMATION

Tucked along a quiet residential street, this beautifully considered first-floor apartment unfolds as a calm, pared-back space defined by light, proportion and material clarity. Its interiors have been sensitively reworked with a distinctly minimal sensibility, resulting in a home that feels both functional and quietly expressive.

The plan is simple and well resolved. A generous open kitchen and reception room sits to the front, where original floorboards run underfoot and light draws in through well proportioned windows. The kitchen has been built from scratch, integrating a 900mm Smeg range and cleverly concealed storage within a restrained palette. Across the apartment, finishes are consistent and deliberate, with soft white tones and subtle detailing allowing the architecture to speak.

To the rear, the bedroom is calm and well proportioned, with bespoke joinery wrapping the chimney breast and alcoves to create a sense of order and cohesion. The bathroom sits beyond, finished with a similarly thoughtful approach, incorporating updated fittings and a clean, understated material language.

The apartment has been gradually refined over time, including the reinstatement of original floorboards, a new boiler installation and a considered reworking of both kitchen and bathroom. There is also precedent on the street for loft extensions, offering future potential, subject to the usual consents.

St Donnats Road sits between Brockley and Telegraph Hill, two of south-east London's most characterful neighbourhoods. Brockley offers a rich mix of independent cafés, restaurants and weekend markets, while Telegraph Hill is known for its open green spaces and far-reaching views across the city. New Cross is close by, providing excellent transport connections into central London.

EPC

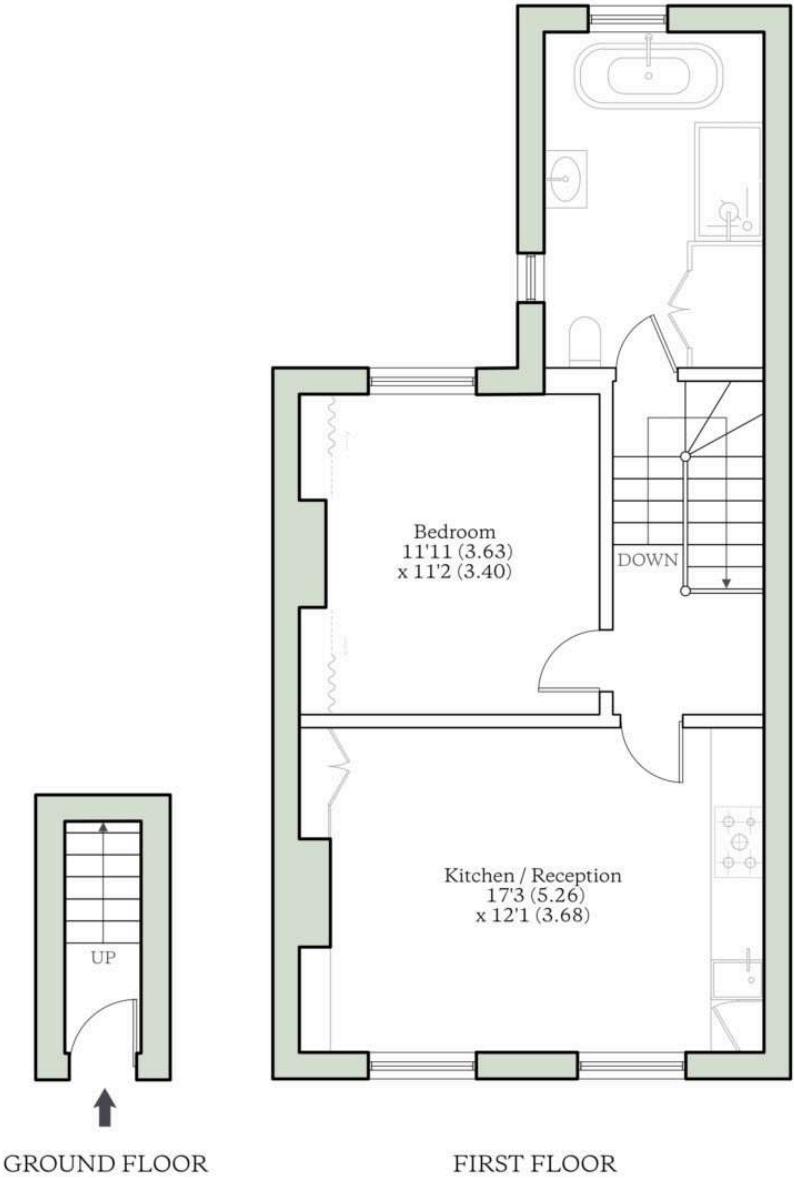
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ST. DONATT'S RD, LONDON, SE14

Approx. Internal Area = 562 sq ft / 52.2 sq m
For identification only - Not to scale



AUCOOT
RICS Property Measurements Standard