

7 GLADIATOR STREET

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... View from the Master Bedroom

Peckham Rye Common

Southwark

New Cross

Canary Wharf

Hilly Field Park

Greenwich Park

SITE CONTEXT

The newly refurbished property of 7 Gladiator Street is positioned amidst the thriving area of Honor Oak Park, known for its flourishing community life, laid back lifestyle and beautiful green spaces.

It is one of the steepest parts of South London and dominated by trees, woods and open grasslands. One of the most striking things about the area is its dramatic views of the City of London in one direction and its views of Kent in the other.

This Victorian end of terrace house has been revitalised to the highest of standards in terms of its design, aesthetic, construction and finishes.

ADDRESS:
7 Gladiator Street
Honor Oak Park
London
SE23 1NA



FAMILY LIFE

Gladiator street is a quiet, residential street that is ideal for family life. The immediate areas enjoys numerous large open spaces including Blythe Hill Fields, Ladywell Fields and One Tree Hill. The surrounding area is comprised of a mix of terrace, semi-detached and detached properties built incrementally during the turn of the 20th century.

One Tree Hill is named after the Oak of Honor which marked the southern boundary of the Norman Honour of Gloucester. According to legend, Queen Elizabeth I rested under an oak at the summit on her way to visit Lewisham in 1602.

Gladiator Street is in close proximity to several junior and senior schools that are highly rated and valued. Including King College situated directly north of the site.



LOCAL AMENITIES

Forest Hill Pools offers a great community spot for young and old. The original Victorian building served as a swimming pool from 1884 with a pool for the upper class and a pool for the working class. In 2012 the building was redeveloped with a new extension using the original Victorian structure as the entrance. New facilities are provided such as a gym, a café and two group exercise studios.

Other popular dining spots include Donde the tapas restaurant, the gantry serving English and European dishes.



- 1. Forest Hill Pools
- 2. The Gantry
- 3. Blythe Hill Fields
- 4. Watson's General Telegraph
- 5. Donde
- 6. Mamma Dough

1	2	
3	4	5
6		

CONNECTIVITY

Connection between Gladiator Street and the rest of the city couldn't be easier, with Honor Oak Park station just a five minute walk away and Crofton Park a 10 minute walk (Thameslink). Honor Oak Park station is on the overground line as well as a national rail link, providing regular trains into the city centre.

OVERGROUND	(min)	LONDON AIRPORTS	(min)
Brockley	7	City	35
London Bridge	12	Gatwick	45
City Thameslink	35	Heathrow	70

UNDERGROUND	(min)	WALKING	(min)
North Greenwich (O2 Arena)	15	Honor Oak Overground	5
Canary Wharf	17	Blythe Hill Fields	7
London Bridge	19	Brockley	20
Waterloo	22	Forest Hill	23

CYCLE	(min)
Brockey	6
Peckham Rye	15
Greenwich Park	19
Central London	30



WORKS UNDERTAKEN

7 Gladiator Street was built in the early Victorian era. It previously housed two sperate reception rooms on the ground floor and a bathroom accessed through the kitchen with the first floor accommodating three bedrooms. The house was loved and enjoyed for over 50 years by its previous owner, however the building was in need of substantial modernisation and repair.

The opportunity to completely strip the building back to its bare structure and remodel, refurbish and enlarge the property was taken in order to bring it up to current building regulations and provide a modern family home. As a summary of some of the main improvements please refer to the list below:

- Complete New Electrical, Mechanical & Plumbing Services
- New & Guaranteed Damp Proof Course & Weather Proofing Throughout
- Entirely New Slated Roof & Extension
- 650mm of New Topsoil & a New Grass Lawn to the Rear Garden
- Completely New Plastered Walls & Ceilings
- Double Box Frame Steel Structure to give an Open-Plan Kitchen/Diner
- New Floor Structure to Kitchen and Second Floor

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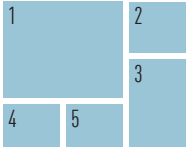
5.
- Substantial Steel Frame To Create An Open Plan Kitchen Breakfast Room

Loft Conversion Into Master Bedroom and En-suite Bathroom

Original Stair & Stripped Back Hallway

Bedroom 4 Stripped to Bare Walls and Roof Structure

Fully Excavated (650mm) & Replaced Fresh Top Soil



COMPLETED WORKS

Number 7 Gladiator Street is now effectively a brand new, large four double bedroom house fulfilling all the expectations one would have from a high quality, new build family home, in the robust shell of a lovingly restored Victorian town house.

A summary of some of the main features are listed below:

- Architect Designed and Developed Property
- Finished to a Superior Standard using a High-Quality Specification
- Sculptural Solid Timber Painted Staircase
- Large, Low-Profile Aluminium Windows & Doors
- Under-Floor (& Radiator) Heating System Incl. New Boiler & 300ltr Tank
- Google Nest Remotely Operable Thermostat
- Feature Lighting & Dimmable LED Light Fixtures with a 7 Year Warranty
- Roca Bathroom Fixtures & Bosch Kitchen Appliances

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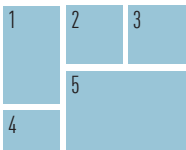
5.
- Entrance Hall and Stairs with bespoke fitted carpet runner

Bedroom 4 with fitted Ensuite

Open plan Living Room and drawings room with existing bay window

Garden re-turfed and additional screening plants

Fully fitted kitchen leading on to an open plan dining room and garden beyond



HOUSE SPECIFICATION

HALLWAYS

- Stone wash hardwood engineered flooring
- 5 light pendant
- Flush fitted entrance mat
- Dual, deadlock / night latch, keyed alike security lock system. British standard 3621:2004 and Insurance approved.
- Traditional style 3 column radiator

LIVING & DRAWING ROOMS

- Stone wash hardwood engineered flooring
- Double glazed windows brushed stainless steel switches and sockets
- Dimmable tower cluster pendant lighting
- New double glazed double doors to external courtyard
- Sky / TV / radio multi-point outlet and BT outlet
- Double premium (P+) radiators

KITCHEN & DINING ROOM

- Innova Luca high gloss white handleless kitchen with soft close doors and draws
- Franke Athena chrome mixer
- Cooke and Lewis flush fit double sink
- Solid oak work tops
- Utility band including integrated Bosch fridge freezer and space for integrated washing machine
- Dimmable LED lighting and additional under units and cupboard lighting.
- Brushed stainless steel switches and sockets
- Stone wash hardwood engineered flooring
- Under floor heating (25 year manufacturers guarantee) with touch screen thermostat
- New internal insulation to walls
- New double glazed PPC thermally broken aluminium windows and double doors to garden
- Bosch gas hobs
- Bosch built in double oven
- Sky/TV/radio multi-point outlet
- Traditional 3 column radiator

BEDROOMS

- Carpet floor finish
- Double glazed windows
- Brushed stainless steel switches and sockets
- LED light fittings. Dimmable in master bedroom
- Double premium (P+) radiators

BATHROOMS

- Roca sanitary ware
- Under floor heating with touch screen thermostat (25 year guarantee)
- Heated towel rails
- Bath with shower overhead in family bathroom
- IP65 LED lighting

CENTRAL HEATING

- New central heating system with:
- 300 litre capacity high efficiency hot water tank (25 year guarantee)
- Hot water circulation pump for instant demand supply
- Double premium (P+) radiators with independent thermostatic valves
- Ideal logic + (plus model) 30 (ErP) system boiler (7 year warranty)
- 3rd generation NEST thermostat control

SITE AREAS

HOUSE OVERALL

148.77sqm // 1601.34 sqft

GROUND FLOOR

61.23sqm // 659.07sqft

FIRST FLOOR

51.45sqm // 553.80sqft

SECOND FLOOR

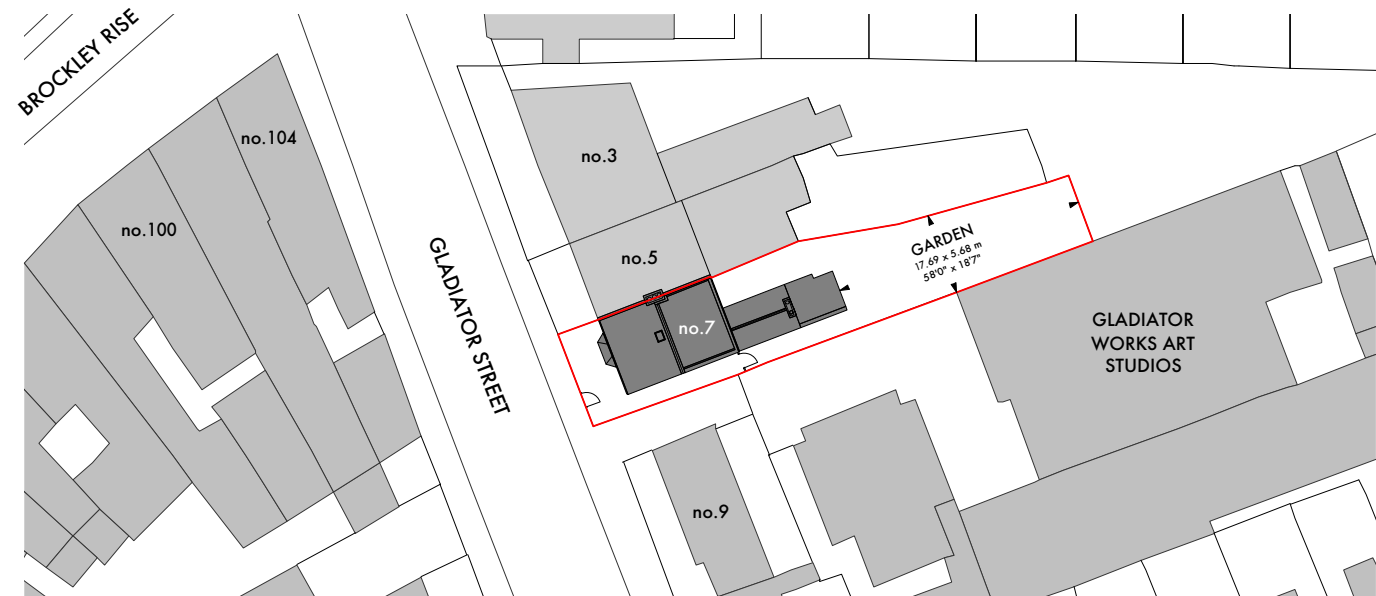
36.09sqm // 388.53sqft

SITE AREA

235.27sqm // 2532.38 sqft

GARDEN

131.12 sqm // 1411.31 sqft



GROUND FLOOR

LIVING ROOM

4.64m x 3.97m // 15'2" x 13'0"

DRAWING ROOM

3.64m x 3.24m // 11'10" x 10'7"

UTILITY

1.02m x 2.61m // 3'4" x 8'6"

KITCHEN

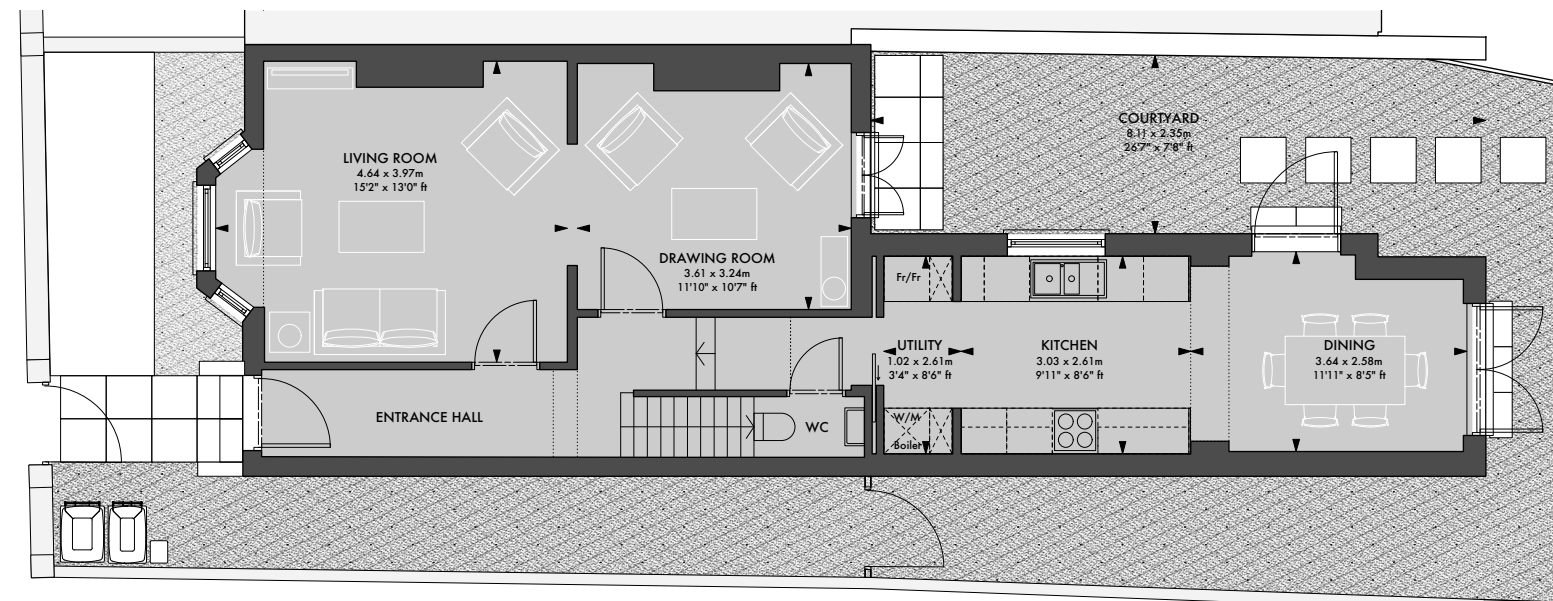
3.03m x 2.61m // 9'11" x 8'6"

DINING ROOM

3.64m x 2.61m // 11'11" x 8'6"

COURTYARD

8.11m x 2.35m // 26'7" x 7'8"



FIRST FLOOR

BEDROOM 2

4.02m x 3.29m // 13'2" x 10'9"

BEDROOM 3

3.64m x 3.27m // 11'1" x 10'8"

BEDROOM 4

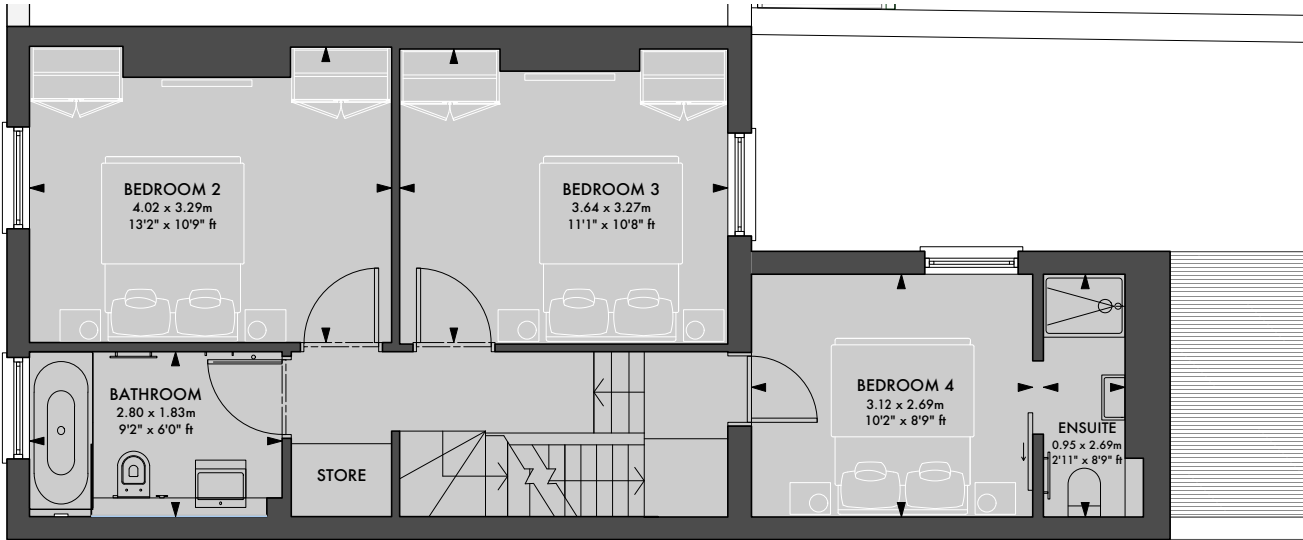
3.12m x 2.69m // 10'2" x 8'9"

BEDROOM 4 ENSUITE

2.69m x 0.95m // 2'11" x 8'9"

FAMILY BATHROOM

2.80m x 1.83m // 9'2" x 6'0"



SECOND FLOOR

MASTER BEDROOM

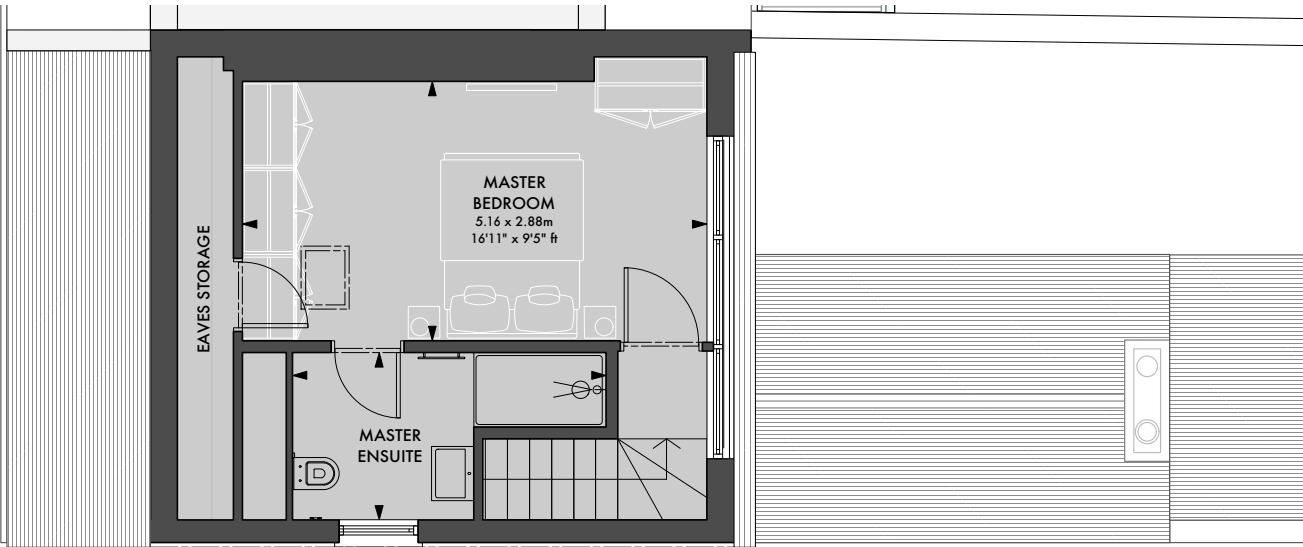
5.16m x 2.88m // 16'11" x 9'5"

MASTER BEDROOM ENSUITE

3.48m x 1.86m // 11'4" x 6'1"

STORAGE (sloped roof)

1.98m x 5.14m // 6'6" x 16'10"



ELEGANT FINISHES

The house portrays an aesthetic of the highest quality and elegance. Each space has been carefully considered from beginning to end, from the design stage right through to the final material palette and finishes.



GROUND FLOOR WC

The ground floor WC has been finished with the same stone washed timber flooring that runs throughout the entire ground floor, accompanied by a ceramic sanitary ware set, and adjacent to a neat meter storage cupboard.



Floor Boards - Life Flooring, Stone Wash - Best@Flooring



Toilet - Semi Flush to the Wall Pan



Sink - Cloakroom Basin with Chrome Bottle Trap



GUEST BEDROOM ENSUITE

The guest bedroom ensuite bathroom has been finished with light tiles from the Pavigres range and Roca the Gap sanitary ware.



Floor and Wall Tiles - Lune Pandora, M16544 - Pavigres



Toilet - Close Coupled Pan - Roca The Gap



Sink - Wall Hung Basin - Roca The Gap



MASTER BEDROOM ENSUITE

The master ensuite bathroom has a different feel to the other bathrooms, dark grey and black tiles provide a sleek and sophisticated space. The bathroom presents a large walk in shower with Roca the Gap sanitary ware.



Wall Tiles - Lune Skathi, M6746 - Pavigres



Floor Tiles - Lune Tetys, M16547 - Pavigres



Sink - Wall Hung Basin - Roca The Gap



FAMILY BATHROOM

The family bathroom is finished with light tiles from the Pavigres range and Roca The Gap sanitary ware.



Wall Tiles - Lune Phobes, M6745 - Pavigres



Floor Tiles - Lune Pandora, M16544 - Pavigres



Sink - 600x470mm Basin - Roca The Gap

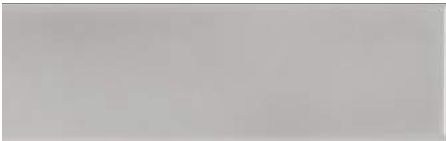


KITCHEN

The material palette for the family kitchen provides a light and airy feel within the space. LED strips are hidden below the wall units to create ambiance, the light reflecting off of the stone washed floor boards. The walls are painted in an illuminating white with dark grey window and door frames. The overall appearance creates an elegant finish to the room.



Floor Boards - Life Flooring, Stone Wash - Best@Flooring



Splashback Tile - Savoy Steel Gloss Tile



Counter Top - Solid Oak



