

THE MODERN HOUSE



*London SE5
Sold*

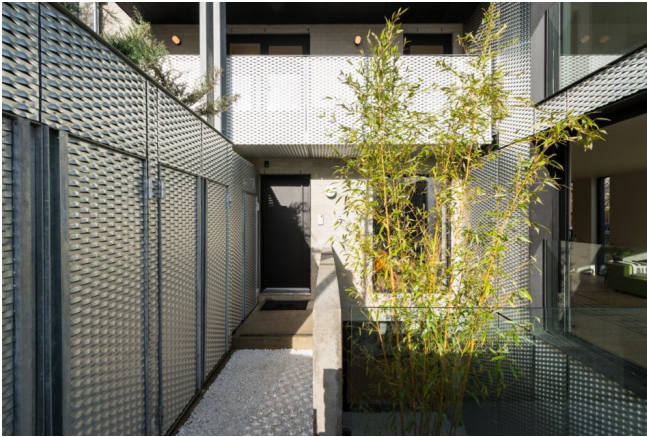
Albany Road I

This wonderfully bright two-bedroom split-level apartment forms part of an innovative contemporary development directly opposite Burgess Park. Designed by London-based practice Emulsion Architecture, the building was completed in 2017.

The apartment is accessed from street level via its own front door. The living space is open plan, with a large L-shaped living, kitchen and dining area with views towards Burgess Park. A floor-to-ceiling window slides open to a Juliet balcony overlooking a sunken courtyard below. Also at ground level is a bedroom with dressing area and en-suite / guest shower room. From the kitchen, there is access to a rear courtyard where there is a secure bike store and planter.

The lower-ground floor contains a master suite with a beautifully conceived shower room and separate WC. A large glazed door in the bedroom opens onto the sunken courtyard at the front.

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Albany Road I

The development consists of an original brick building from the 1950's flanked by two modern extensions; an aluminium mesh-clad two-storey element to the front corner and a charred timber-clad unit on top.

The material palette was inspired by the industrial history and vibrancy of the disused Surrey canal that coursed through what is now Burgess Park. The architect employed an ancient Japanese art of burning timber, known as Shou Sugi Ban (or Yakisugi), that preserves wood by charring it with fire. This unique technique creates a waterproof, extremely durable, and paradoxically fire-resistant material with a rich, deeply textured appearance, its colours ranging from inky black to a silver-grey that shimmers in sunlight. A cast-concrete lightwell, containing a sunken garden, draws light into the lower levels where it is reflected by the anodised-aluminium metal-mesh cladding that drops into the lightwell after wrapping around the building's exterior.

Internally, the palette, although still industrial, focusses around softer materials like solid Beech high-tech flooring and Carrara marble bathrooms. The kitchen is clad in black Valchromat panels with an eco-friendly paper-based fibre composite worktop called Richlite, and appliances by Samsung. The central heating is controlled by Nest, a thermostatic learning device.

Albany Road is positioned alongside the north-western perimeter of Burgess Park, a large area of green space which has recently undergone substantial redevelopment. The park has tennis courts, a BMX track, football and cricket pitches, a five-km outdoor running track, and a sports centre with an outdoor and indoor gym. The area, which lies between Camberwell, Bermondsey and Elephant and Castle, is at the centre of some important regeneration.

The immediate area around the apartment has seen the emergence of a number of cafes including Fowlds Cafe and Crol & Co. Bermondsey, and particularly Bermondsey Street, is within walking distance and has developed a reputation for some excellent restaurants and pubs. The Bermondsey Beer Mile links up a number of craft beer breweries that open their tap rooms to the public on a Saturday. Camberwell, immediately to the south, has become an increasingly popular destination for food and drink. Nearby galleries include White Cube on Bermondsey Street and the South London Gallery in Camberwell. The Old Kent Road is exceptionally convenient, playing host to a number of big chain supermarkets and useful hardware shops.

The nearest tube station is Elephant and Castle, easily reached by bus along the Old Kent Road. A number of buses run from nearby into central London. The apartment is located next to a TFL Cycle Superhighway for quick access into, and around, town.

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Tenure: Leasehold Lease Length: 125 years Service Charge: approx. £1,250 per annum Ground Rent: approx. £250 per annum

Other Property Available

Albany Road, London SE5



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.