

THE MODERN HOUSE



*London SE15
Sold*

Blenheim Grove II

This is a rare opportunity to create an exciting contemporary home on Blenheim Grove, one of the most desirable residential streets in Peckham. The plot consists of an existing two-bedroom house with a large garden and private driveway. The house is sold with planning permission in place to build an unusually large extension of 930 sq ft, which would bring the total internal area to over 1,570 sq ft.

The design proposes a single-storey extension, creating a new courtyard garden, adding a large open-plan kitchen and dining room, and two further bedrooms to those in the existing house. Provision has also been made for ancillary spaces, such as bike storage and a garden room / home office.

The plot, nestled behind the Georgian buildings on Blenheim Grove, has a varied history and was used as a dairy until the 1960's. As such, it has the benefit of an unusually large and private outside space, quietly positioned behind the housing line and with a charming line of site to the towering, ornate windows of the neighbouring church.

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Inside, the existing house has been completely renovated to create a series of wonderfully serene and sensitively finished contemporary spaces. On the ground floor is an open-plan living and dining room, with oak-parquet flooring underfoot and a pair of full-height windows to the garden. Upstairs there are two bedrooms and a family bathroom.

Within the design, there is relatively little change to the existing house, with the exception of a new utility room.

A new entrance from the driveway would be created, leading to an entrance hall and shower room/guest WC to the left. To the right this would lead into the existing building, and straight ahead to the garden and a new ground floor bedroom with views to planting outside.

The heart of the extension would be a large kitchen and dining room, connected to the existing living room. Importantly, this allows all of the new ground-floor spaces to open completely to the garden, which is a perfect suntrap. There are two further small spaces at the end of the plot which could be used for storage and as a home office.

Planning for the scheme was granted in March 2020. A full set of the plans can be found on the Southwark Council planning portal under the reference number 20/AP/0146 and listed building consent 20/AP/0147.

The cafes, boutiques and restaurants of Bellenden Village are all within two minutes' walk, also home to The Belham Primary School. The General Store is a neighbourhood grocery store and coffee shop, presenting the finest seasonal produce including Neal's Yard cheese and a selection of natural wines. Excellent neighbourhood restaurants include, Levan, Artusi and The Begging Bowl. Review Bookshop is a fantastic local independent bookshop. Market, at the end of Blenheim Grove, houses work spaces, Tonkotsu and roof-top views from Forza wine.

Peckham is excellently positioned for a wide range of amenities including the vast number of delis, restaurants and shops of Lordship Lane, including a Picturehouse Cinema. The Bussey Building, off Rye Lane, hosts an active and varied programme of yoga/dance classes and workshops, along with a residency from the Royal Court Theatre.

The green spaces of Peckham Rye, Telegraph Hill and Goose Green are very convenient for children and dog walkers. While Nunhead Cemetery is a beautiful woodland oasis, within walking distance from the house, with wonderful views across the city skyline.

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Peckham Rye is the nearest station, just a two-minute walk away, running London Overground services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee Line can be reached at Canada Water (ten minutes) and the Northern Line at Clapham High Street (11 minutes). Southern trains run services to London Bridge with a journey time of around seven minutes. Southeastern Trains runs services to Victoria (16 minutes) and Thameslink services run to Kings Cross St Pancras (20 minutes). There are easy road connections out of London via the A2.

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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”.