

THE MODERN HOUSE



*London SE5
Sold*

Camberwell Grove II

This handsome four-bedroom Grade II-listed townhouse can be found on coveted Camberwell Grove, a tree-lined avenue that is home to some of London's finest Georgian houses. It measures approximately 2,206 sq ft internally and is arranged across four floors, with a large private garden to the rear. The interiors have been sympathetically restored with a deft lightness of touch, using a thoughtful palette of bold colours that chime with the elegant late 18th century spaces.

This house is set on the right-hand side of the gently sloping street as you approach from Camberwell Village, well positioned for west-facing afternoon light across the beautifully-maintained private garden and two sun terraces.

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Entry is through a private front courtyard garden and into a voluminous upper-ground floor hallway, where a gently curved wall conceals a WC and coat cupboard. The internal plan is wonderfully simple, with a pair of equal-sized rooms on each floor. The current owners have carefully designed the serene contemporary interiors to work within the original Georgian floorplan, engendering a sense of flow throughout.

The ground floor is occupied by two living rooms, one with a huge glazed door that opens onto the terrace and garden beyond, while the snug has huge sash windows that frame views over the street. Original details have been retained and thoughtfully re-instated where appropriate. Rise and fall shutters were modelled after others on the street and incredibly simple coving adorns the ceilings, moulded from original plasterwork in the hallway. Original floorboards have been treated with a subtle grey or painted in lovely muted tones.

On the lower ground floor is a large kitchen and dining room, where new oak floors run underfoot. A door at the rear opens to the manicured garden. The outside space is wonderfully private, allowing for unusually long views and uninterrupted afternoon light.

There are four bedrooms, arranged in pairs that lead from the handsome central hallway on the first and second floors. These have been treated with exceptional attention to detail and careful use of colour that characterises the contemporary approach throughout. One bedroom is neatly fitted with large Poliform wardrobes and is currently used as a home office. Light streams in through the windows at the rear.

There is an excellent new family bathroom on the first floor, and much of the sanitaryware used in the house's three bathrooms is by Agape. There is also planning permission in place to create a further bathroom on the top floor, with the addition of a new side window.

The house is situated equidistant to Camberwell Church Street, and its exciting foodie scene, and Bellenden Road, Peckham's pretty village with its excellent selection of restaurants, cafes and good pubs. The Camberwell Arms is of particular note, as well as Theo's Pizzeria, a local favourite in Silk Road, and Artusi, a modern Italian restaurant on Bellenden Road. The green spaces of Ruskin Park, Warwick Gardens and Peckham Rye are all within easy walking distance, as is Dulwich Village and its spectacular parks.

There are several excellent state and public schools in the area, including Dulwich College, James Allen's Girls' School, Alleyn's School, The Villa Pre-Prep and Nursery, and Dog Kennel Hill Primary School.

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Denmark Hill station is a short walk away, running direct rail services to Victoria, Blackfriars and St Pancras International, and Overground services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line). Camberwell is also uncommonly well served by at least ten bus routes.

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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”.