

THE MODERN HOUSE



London SE5
£535,000 Leasehold

Don Phelan Close IV

Designed by Clifford Culpin in 1971, this fantastic two-bedroom maisonette forms part of the D'Eynsford Estate in Camberwell. Living spaces unfold across three floors and have been beautifully renovated by the current owners in careful harmony with the estate's mid-century origins. The maisonette has a southwest-facing balcony, which makes a suntrap in the summer months, as well as access to the estate's community gardens. Camberwell's Church Street, with its exciting food and arts scene, is a two-minute walk away.

The Architect

Clifford Culpin was active throughout the 20th century, working in partnership with his father, the architect Ewart Culpin. Rising to become the RIBA Vice President, his architectural training remains something of a mystery though his father's influence is clear. Under the mantle of Culpin & Son, their work included large-scale town planning, housing developments, and civic architecture, notably Greenwich Town Hall, which was listed in 1990. Robust forms, striking geometries, and subtle detailing characterise the practice's work.

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The Tour

The apartment is approached along the red-brick terraces of the D'Enysford Estate, distinguished by its wide pathways bordered by lawns. The front door opens to an entrance hallway on the ground floor, where a white-painted stairwell leads up through the maisonette. The hallway itself has been painted in a smart blue shade by Farrow and Ball and is home to ample storage space for coats and shoes, as well as understairs storage with enough space to fit bikes and buggies.

The main living spaces unfold across the first floor. Wonderfully bright and with direct access to the balcony, the living room has been realised in a beautiful material palette: cork floors extend underfoot, high-level birch ply shelving provides storage and white walls create a tranquil backdrop. The south-west-facing nature of the space ensures a light, fresh atmosphere reigns, with the door to the balcony creating a natural extension of the living space.

A large sliding door provides access to the adjacent kitchen, where the palette of cork and ply continues. The bespoke ply cabinetry has cutout handles, providing subtle visual detail, while walls in a pale pink soften the lines of the kitchen itself. A white-tiled splashback contrasts with an adjacent blackboard wall. Built-in appliances include a dishwasher, oven and fridge. There is also a washing machine in the utility cupboard beyond.

The second floor is home to two generous bedrooms. The main bedroom is a bright, sizeable space with a walk-in dressing room; the second bedroom has been painted in the calming shades of 'Elephant's Breath' by Farrow & Ball. Both rooms have cork floors, creating a sense of material continuity with the living spaces below. The hallway is home to a large airing cupboard, as well as a separate bathroom and WC that utilise a palette of blue tiles and dark green-painted sections of the wall.

Outdoor Space

A private balcony extends from the main living space, receiving copious amounts of light throughout the day care of its south-west-facing position. There is ample space for a seating area; the current owners have added herbs and bulbs to the planters that line one side, creating a verdant outlook.

The estate has a beautiful shared garden, accessible to all residents, with a wild woodland area, a flower and herb garden and a separate area of vegetable patches. Beyond this, there are expansive lawns and a multi-purpose basketball court; these shared areas create a strong sense of community on the estate, which holds festivals and workshops throughout the year.



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The Area

Camberwell is an exciting area of south-east London, with an excellent selection of independent restaurants, cafes, and delis all within walking distance of the apartment, including Grove Lane Deli, Gladwell's deli, Theo's Pizza, the esteemed Silk Road restaurant, Nandine, and The Camberwell Arms pub.

The presence of the nearby Camberwell Arts College means that the area has traditionally been home to lots of creatives. The studios of Anish Kapoor, recently designed by Caseyfiero Architects, and Raqib Shaw are both in Camberwell. The South London Gallery, designed by 6A Architects, is just around the corner, with a new site opening over the road in the old fire station.

There is plenty of open green space nearby. Brunswick Park, with its small cafe, tennis courts, and occasional outdoor film screenings, is a two-minute walk away. Burgess Park is a five-minute walk, and has tennis courts, two community gardens, and an expansive lake home to a varied array of the city's birdlife. Slightly further afield, Ruskin Park can be reached in around 20 minutes on foot.

Denmark Hill station is a 10-minute walk, with regular services from here to Victoria in under ten minutes. There are also Overground services to Peckham Rye (one stop), Shoreditch (25 minutes), and Clapham Junction (14 minutes). There are also Overground services to Clapham High Street (4 minutes) for connections to the Northern Line and Canada Water for links to the Jubilee Line and multiple services per hour to Blackfriars, with connections onto Farringdon, St Pancras and north London. Nearby Loughborough Junction provides further connections north and south on the Thameslink, and for bus services, numerous buses run along Camberwell New Road into Central London.

Tenure: Leasehold Lease Length: Approx. 101 years remaining Service Charge: Approx. £3,500 per annum Ground Rent: Approx. £10 per annum (included in Service Charge) Parking: Residents can use the driveway for parking Council Tax Band: B

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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”.