

THE MODERN HOUSE



*London SE5
Sold*

Don Phelan Close

This fantastic four-bedroom duplex with private terrace forms part of the D'Eynsford Estate designed by Clifford Culpin in 1971.

Although entered at ground level, accommodation is predominantly split over the first and second floors. The main living space, with open-plan kitchen, is positioned on the top floor and has large south-facing picture windows and access to the private terrace. Also on the top floor is a fourth bedroom, currently configured as separate sitting room, and a WC. The first floor contains three bedrooms and the family bathroom.

The property has undergone a complete reworking, particularly on the upper floor which has been converted into a large and light open-plan living space. The kitchen has been modelled around a striking marble-topped island, with industrial worktops and bespoke birch-ply units. The floor has been replaced with large douglas fir-faced plywood panels.

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Camberwell is an exciting and developing area of South East London, with an excellent selection of independent restaurants, cafes and delis. 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.

Denmark Hill station is a ten-minute walk and runs London Overground services to 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 connections to the Jubilee Line. There are numerous buses that run along Camberwell New Road into Central London.

Tenure: Leasehold Lease length: approx. 100 years



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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”.