

# THE MODERN HOUSE



*Choumert Road, London SE15*  
*Sold*

## Girdlers Cottages

Sitting in the heart of Peckham, this wonderfully bright house is set behind a lovely communal garden within a row of mid-Victorian almshouses on quiet, tree-lined Choumert Road. The house has been subject to exceptional renovation, extension and redesign by the current owner, working with Picardi Architects. Characterised by a remarkably ingenious use of space and attention to detail, the home is defined by a minimal, contemporary material palette and considered interventions, celebrating the building's original fabric with modern twists. A glorious private courtyard garden sits behind the house.

### *The Building*

Built in 1852, Girdlers Cottages almshouses owe their existence to bequests from Cuthbert George Palyn (1610), Past Master of the Girdlers Company. One of the Livery Companies of the City of London, the girdlers were involved in making girdles or belts. Palyn's almshouses were originally built in Finsbury but replaced by these Peckham almshouses in 1852.

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### *The Tour*

The house sits back from the road at the end of the row of almshouses, characterised by buff-coloured brickwork, stone quoins and Flemish gables. A decorative iron gate, set between brick piers, opens to shared flagstoned paths flanked by broad-leafed trees and beds of colourful flowers. These lead to this home's principal entrance, where the original panelled door opens to a cleverly conceived set of rooms. All rooms in the house make excellent use of space and are united by their exacting interior aesthetic and calm palette. An abundance of roof lights, polished micro-cement flooring and pared-back joinery, create a decidedly contemporary atmosphere, and the cottage is light-filled due to the plethora of windows that frame views of the verdant backdrops.

A handsome fireplace sits centrally within the cosy living room, with large casement windows pulling plentiful amounts of natural light. Bespoke joinery provides useful storage in the flanking recesses, and a neat pocket door slides open to reveal a linking hallway, a handy area for coats and boots.

In turn, this leads to a superb kitchen and dining space, where the house has been extended, and a glazed screen opens directly to the lovely rear courtyard garden. The extension was conceived by designers Picardi Architects to sit sympathetically beside the original cottage while providing a contrasting modern aesthetic, presenting with sleek lines, copious daylight and pared-down details. Rooflights sit atop, and a contemporary oriel window offers a wonderful resting spot. Bespoke joinery provides storage with cupboards, shelving and work surfaces neatly woven throughout. Completing the ground floor plan are a WC and laundry facilities tucked under a new staircase, ascending to the first floor.

The first floor has also been completely renovated and reconfigured, allowing for a spacious bedroom with a wall of storage. A beautifully bright bathroom with a steam shower, marble tiling and glass screens provides a luxurious retreat.

A further hand-crafted stair, formed in perforated blackened metal, twists to the second floor. Sunshine streams through a pair of roof lights alighting ample desk space and storage lining the side walls tucked into the eaves

### *Outdoor Space*

The inviting courtyard garden is approached via a pathway that runs parallel to Choumert Square, a pedestrianised lane serving neighbouring houses, awash with flowers in the summertime. This shared way is accessed via Choumert Grove and provides handy cycle access to the rear of this home through a handsome cast iron gate.

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A paved terrace extends from the kitchen and dining area, offering a beautiful vantage point to sit and entertain. A wonderfully calming space, it is full of planting and centres around a leafy sycamore tree, creating a natural awning for alfresco dining and enjoying long glowing sunsets on a summer's evening.

The current owner has secured full planning permission to build a garden studio, details of which can be found [here](#).

### *The Area*

The house is on one of the best roads in the Bellenden Road area of Peckham Rye, an exciting and rapidly evolving part of south-east London – Peckham was recently voted 'Best Place to Live in London' by the Sunday Times.

Bellenden Road has become a centre for some excellent independent cafes, boutiques, restaurants and bars, including Levan, Artusi and The Begging Bowl. Review Bookshop is a fantastic local independent bookshop. 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. Market, at the end of Blenheim Grove, houses work spaces, Tonkotsu and rooftop views from Forza wine.

The nearby Bussey Building and Peckham Levels, off Rye Lane, host an active and varied programme of yoga/dance classes and workshops, street-food and pop-up bars, including the rooftop Frank's Café, while the Peckhamplex multi-screen independent cinema is a hidden gem.

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 with wonderful views across the city skyline.

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.

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”.