

THE MODERN HOUSE



*London SE8
Sold*

Hales Street

Located on a quiet side street just off Deptford High Street, this award-winning two-bedroom courtyard house has been described by RIBA judges as “an exemplary response to its urban setting”.

Constructed between 2003 and 2005, the house constitutes one half of a building designed by DSDHA in collaboration with their client, art historian Geoffrey Fisher (the other half of the building is a separate commercial unit, not offered for sale). It has recently been subtly modified by Woolcott Associates, again in collaboration with the original client.

Accommodation is flexible, but is currently arranged as a bedroom that runs the full width of the property on the first floor and, on the ground floor, a living room / kitchen, bathroom and second bedroom / study. The rooms are arranged around a central courtyard. There is under-floor heating.

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The careful choice of materials throughout is essential to the appeal of this engaging house. It is entirely Modern in its ample use of glazing and open-plan spaces, yet is also rooted in the history of the city thanks to the use of reclaimed bricks, floor tiles and granite setts (many salvaged by Fisher from the banks of the Thames). The mass, proportions and tones of the building in Fisher's words "embody various references to 19th-century London functionalism – buildings such as workshops, small warehouses and mews stabling".

The design of the house around a courtyard, and the use of external metal grilles, allows for uncompromised privacy as well as excellent natural light throughout. Every aspect of the design has been thoroughly considered, a point picked up on by the RIBA judges when they gave it an award in 2006: "It is carefully built, the detailing is uncompromising, and the choice of materials is restrained. It is an exemplary response to its urban setting."

The house is very well connected, being a short walk from Deptford station (which runs trains to London Bridge in approximately 6 minutes), Deptford Bridge DLR station and New Cross Overground station. Greenwich is also within comfortable walking distance.

Deptford is a thriving area of London that has a growing cultural profile. It has a range of outstanding local galleries, restaurants and pubs, as well as being convenient for surrounding areas such as New Cross, Greenwich and Bermondsey.

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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”.