

THE MODERN HOUSE



*London SM6
Sold*

Helios Road

This innovative two-bedroom house is part of Beddington Zero Energy Development (BedZED), the first environmentally-friendly housing development of its kind in the United Kingdom. Formed of 100 homes arranged around pedestrianised streets, it was built in 2002 and can be found on Helios Road in the leafy south London suburb of Hackbridge. There are wonderful community facilities, including a large meadow with gardens, an outdoor gym and vegetable plots, as well as an onsite community-run café.

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The Architect

BedZED was conceived as a collaboration between architect Bill Dunster, whose practice ZEDfactory is a leader in zero-carbon design, environmental agency Bioregional, and Arup engineers. It set ambitious benchmarks in energy efficiency and green construction, with the overall aim of building homes with low running costs and a reduced carbon impact while creating a sustainable and environmentally conscious community. Most homes in the development are south-facing so are heated by solar gain, thanks also to their high levels of insulation. BedZED won the RIBA Housing Design Award for sustainability in 2001 and was shortlisted for the prestigious Stirling Prize in 2003.

The Tour

This wonderfully bright live/work unit measures over 900 sq ft internally, with entry at ground floor level from Helios Road. The house was originally designed as a workspace, and as such the ground floor is open-plan with soaring double-height ceilings. A bank of skylights draws in ambient light throughout the day, and there is a pleasant sense of flow between the spaces. The kitchen is on the left of the living area, replete with plywood cabinetry and cork floors.

On the opposite elevation, the current owners commissioned floor-to-ceiling bookshelves by designer-makers Emiliano Malferrari and Sam Haddow to sit between the doors to the bedroom and study. Also on the ground floor are two large storage cupboards and a WC. There is an industrial aesthetic throughout, which includes exposed steel beams and painted brick walls, which is softened by natural wood detailing and clever use of colour.

Upstairs, the bright mezzanine level is open, overlooking the living area below, and has been used in various ways: as a further bedroom, home office, and second living room. The family bathroom is adjacent, clad in playful light blue tiles.

There is a strong sense of community at BedZED and the shared facilities are used to host a gardening club, a crafting club, a parent and toddler group, exercise and meditation classes, a monthly BedZED Bar, an annual BedZED art exhibition and a Christmas craft fair.

The Area

Hackbridge is situated between Mitcham and the pretty village of Carshalton, in the London Borough of Sutton. There are several large parks nearby, including Beddington Park and Mitcham Common, as well as beautiful walks along the River Wandle. BedZED is ideally positioned for trips out of town, with easy access to Surrey and the southeast via the motorway network.

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It is an eight-minute walk to Hackbridge Station, where services run to London Victoria in 20 minutes and to Blackfriars, Farringdon, and King's Cross via the Thameslink line. Mitcham Junction, which is within fifteen minutes' walk, is on the tram line that runs to Croydon and Wimbledon.

Tenure: Leasehold (live/work) Lease Length: approx. 980 years remaining Service Charge: approx. £1,060 per annum Ground Rent: approx. £150 per annum Parking: there is unallocated parking onsite Council Tax Band: A (London Borough of Sutton)



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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”.