

THE MODERN HOUSE



Hindmans Road, London SE22
Sold

Hindmans Yard I

This exceptional group of four newly-built houses can be found in a quiet, tucked away location in sought-after East Dulwich. Designed by the award-winning practice Foster Lomas and constructed to impressively high standards using Scandinavian building systems (level 4 of the Code for Sustainable Homes), they are a rare example of an architect-led, new-build development in London.

The terrace of three houses, and one detached house, have been built off a quiet residential road, on a former industrial yard previously used by artists and craftsmen. Foster Lomas have attempted to retain references to this rich history not only in the industrial palette of materials used – stainless steel and polished concrete – but also in the retention of some of the original studio walls. They have also employed craftsman to assist with the finishes of the Hindmans Yard houses, which can be seen in the perforated steel screens and the wonderful dog-tooth exterior brick detailing.

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Accommodation in the three terraced houses includes an open-plan kitchen / dining / dining room with full height, full width glazed sliding doors at the rear overlooking a private garden. The kitchens feature bespoke 'floating' units designed by Foster Lomas. There is a heated, polished concrete floor throughout by Steyson, the celebrated concrete firm who have also worked on the Tate Modern and Gagosian galleries.

A bespoke staircase leads up to the first floor, on which can be found three bedrooms and a family bathroom. The master bedroom has an ensuite shower area. Skylights, and unusually high ceiling heights, ensure that these are light, bright spaces. The bathrooms are finished with Calacatta tumbled marble.

The award-winning Organic Roofs have created a carbon capturing scheme for all four houses and there are many other sustainable features including triple glazing and rainwater harvesting.

All properties have a private garden and an off street parking space, as well as there being communal areas.

Foster Lomas are a highly-regarded, London-based architecture practice who have previously been nominated for Young Architects of the Year and selected by Wallpaper* magazine as one of the most exciting young practices in the world. Despite their relative youth, they have built up an impressive amount of experience in residential design, with projects across the globe. Will Foster and Greg Lomas both started their careers as craftsmen before going on to study architecture – and both live very close to Hindmans Yard – so this carefully-crafted project has particular significance to them.

Hindmans Yard is situated a short walk from Lordship Lane in one direction and Peckham Rye park in the other, making it an enviable location. North Cross Road, with its celebrated street market, is nearby, as is the independent Picture House cinema. Lordship Lane has a growing reputation as the home of many fine pubs, restaurants, cafes and delicatessens. East Dulwich train station is approximately ten minutes walk (fifteen minutes into central London) and the nearby bus services takes you quickly into Zone 1.

House 1: £950,000

House 2: £925,000

House 3: £950,000

House 4: £995,000

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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”.