

THE MODERN HOUSE



Wood Vale, London SE23
Sold

House 2, Eco Vale

This exciting two-bedroom mid-terrace eco house (approx. 819 sq ft) is newly completed to a design by the architects Chance de Silva. It forms part of a group of three known as Eco Vale, with a shared landscaped courtyard and two private west-facing decks.

House 2 is situated in the middle of the three. It is entered via the enclosed shared garden at the front. The ground floor contains an open-plan reception, kitchen and dining room with a wood-burning stove. The kitchen has reclaimed-wood doors and worktops made from a reclaimed art-school bench. Full-height glazed doors open onto a deck at the front. There is also a shower room beside the stairs. The first floor has a large landing area that could be used as a study, with a bathroom off it. The two bedrooms have lovely sloping high ceilings and open onto the terrace. There is a slate floor downstairs, and reclaimed oak chevron floorboards upstairs.

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The energy strategy for the project was devised in consultation with environmental specialists Synergy and civil/structural engineers Conisbee. The houses are highly insulated, triple-glazed, and feature an exhaust-air heat pump connected to solar and photovoltaic panels. They also have a green roof, and underfloor heating. Set into the sloping backland of the site, the properties are timber-framed and clad with natural larch. They are sold with Professional Consultants Certificates.

The three units, although not designed specifically for a co-housing group, are likely to suit sustainability-conscious owner occupiers. Eco Vale fits Lewisham's tradition of cutting-edge sustainable developments, such as the famous Walters Way designed by Walter Segal, which pioneered self-build eco-communities.

Eco Vale is situated between Wood Vale and Canonbie Road, behind the Wood Vale Estate. It is within a short walk of Honor Oak Park station on the East London Line, with excellent rail links to central London. There are also many bus routes. Nearby green spaces include Camberwell Old Cemetery, Brenchley Gardens, One Tree Hill Nature Reserve, the Horniman Nature Trail and Gardens, the Devonshire Road/Garthorne Road Nature Reserve, Camberwell New Cemetery, Peckham Rye Park and Dawson's Hill Nature Reserve. Dulwich Park and Wood are also in walking distance.

Dulwich Picture Gallery, the Brockley Jack Theatre and pub, Rivoli Ballroom, the Broadway Theatre, The Brockley Mess, Brockley and Hilly Fields Farmers' Market, Ladywell Arena, Lewisham Hospital, and Dulwich Village are also in walking distance.

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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”.