

THE MODERN HOUSE



*Grove Park, London SE5
Sold*

Paddock House

Paddock House is an outstanding five-bedroom property occupying a wonderfully quiet position on Camberwell's highly coveted Grove Park. Built to a free-flowing and light-maximising design by SE5 Architects, approximately 3,300 sq ft of flexible accommodation is provided over three expansive floors, with off-street parking and a lovely courtyard garden.

The property is one of a pair, nestled discreetly behind secure gates that lead to an incredibly private series of interacting external and internal spaces. The standard of finish throughout the house is exemplary. There are a number of high-quality bespoke elements, including handmade storage units made from oak-faced ply, and bespoke ceramic pendant lights. An elegant oak staircase with a glass balustrade and treads of varying lengths connects the different floors of the house. At the very top is a glass atrium that floods the interior with natural light.

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The layout of the house is brilliantly suited to modern living. The ground floor contains the living spaces, including a generous reception room with fully glazed folding doors that can be opened up in summer. The kitchen / dining room also opens onto the garden, allowing for easy al-fresco dining. There is also a large study on this floor, with its own access from the front.

Sleeping accommodation is set on the first floor and includes a master bedroom with dressing room and en-suite bathroom, a second bedroom with en-suite shower room, two further bedrooms and family bathroom. The third and fourth bedrooms are linked by a sliding door, allowing for flexibility of space when required.

On the lower-ground floor is a guest bedroom with en-suite shower and a second, well-proportioned room currently used as a cinema with access to an adjacent gym. There is also a large downstairs utility and laundry room and wine storage beneath the stairs.

The garden wraps around the property on three sides, with low-maintenance planting designed by horticulturalist Mima Taylor, giving a green backdrop and outdoor living space to each room.

The architects have employed the latest eco-technologies to maximise comfort and minimise bills and environmental impact. These include a carbon-negative solid timber-panel superstructure, a sedum roof, photovoltaic panels that generate electricity, solar panels that generate up to 60% of the hot-water requirement, and a mechanical ventilation with heat recovery system that recycles approximately 95% of the heat normally lost through ventilation, while bringing fresh air into every room. Air-conditioning has also been added to each room on the first floor.

Off-street parking for two cars is provided behind a remote-controlled electric sliding gate.

Grove Park is one of the most sought-after streets in south London, and is part of the Camberwell Grove Conservation Area. It is situated within walking distance of the Overground stations at Denmark Hill, Peckham Rye and East Dulwich, with direct trains to London Bridge, Victoria and Farringdon. There are excellent state and public schools in the area, including Dulwich College, James Allen's Girls' School and Alleyn's School. Dog Kennel Hill Primary School and Lyndhurst Primary School are a short walk away.

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It is a short walk into Camberwell, where South London Gallery, recently extended and re-designed by 6a Architects, sits beside the campus of UAL: Camberwell. Independent restaurants, bars and cafes are all nearby and include perennial local favourites Theo's Pizzeria, The Camberwell Arms and Silk Road. Larger establishments such as the Carl Turner designed Peckham Levels, and the Bussey Building attract crowds from across the city. Close by is Ruskin Park, while the green spaces of Telegraph Hill & Peckham Rye Park are a short walk away. Ten minutes' walk in the other direction is East Dulwich station, along with a cluster of restaurants and cafes including Brick House Bakery.



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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”.