

THE MODERN HOUSE



Champion Hill, London SE5
£455,000 Leasehold

Ruskin Park House X

This wonderful two-bedroom apartment with a private balcony is situated on the ground floor of Ruskin Park House, a modernist development on Champion Hill in Camberwell. Designed in the 1930s by Alexander Stuart Gray and William Watkins, Ruskin Park House stands as a monument to British modernism, and is surrounded by beautifully maintained gardens. The open green spaces of Ruskin Park are close at hand, while Denmark Hill Station is just five minutes away on foot.

The Building

Ruskin Park House comprises 241 flats within three blocks, each separated by formal gardens maintained by the estate's live-in caretakers. The blocks are arranged in a zig-zag layout, with semicircular bay windows on each floor emblematic of the estate's archetypal art deco style. It is one of the few blocks of its era to retain most of its period features, including Crittall windows and exquisitely tended gardens.

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While Ruskin Park House is renowned for its beautiful streamlined aesthetics, the architects were rather pragmatic in their approach to design. Gray, who trained under renowned architect Edwin Lutyens, has described Ruskin Park House as being in “the style of those days ... long lines, bow windows ... a modernistic style.”

The Tour

This apartment is nestled among the beautifully tended lawns of the estate. It is arranged around a balcony that is recessed into the plan and enjoys wonderful views over Ruskin Park. The balcony offers shelter and privacy, as well as providing space for troughs for flowers and plants. It can be accessed from either end of the property, via the second bedroom or the living/dining area. As such, the spaces merge seamlessly together and enjoy copious amounts of natural light.

The kitchen and bathroom sit between the living room and bedrooms. The bespoke kitchen has been recently updated in a wonderful stained Danish ply. The generously sized bathroom is resplendent with its original built-in soap holder and buttercup yellow tiles paired with a Marmoleum floor in matt black by Forbo. The incredibly bright main bedroom is one of only a few on the estate with dual-aspect windows. Engineered oak flooring has been laid throughout.

The estate has a wonderful sense of community with yearly advent displays as well as community gardening and composting.

The Area

Positioned on the slopes of Champion Hill, Ruskin Park House is minutes from the cafés, bars and restaurants of Camberwell, including Silk Road, The Daily Goods, The Camberwell Arms and Theo's Pizzeria. There are also excellent galleries nearby, including the South London Gallery (recently extended by 6a Architects), Hannah Barry Gallery in nearby Peckham and the Dulwich Picture Gallery.

Ruskin Park House is well-served by public transport. Denmark Hill Station is within a 5-minute walk, running Thameslink, London Overground and National Rail services across to London Victoria, London Blackfriars, Clapham Junction and nationwide.

Tenure: Leasehold Lease length: 141 years remaining
Service Charge: approx. £3,000 per annum (including communal areas, gardens, cleaning and sink fund) Ground
Rent: Peppercorn Council Tax Band: C



London, South London
£455,000 Leasehold

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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”.