

THE MODERN HOUSE



London SE15
£795,000 Freehold

Scylla Road

Excellently located in the Nunhead Green Conservation Area, this two-bedroom house has recently undergone a sympathetic renovation care of architects Studio on the Rye. The traditional exterior of the Victorian cottage conceals a thoroughly contemporary set of interior spaces, which are flooded with light from all angles. A beautiful rear garden is planted with clambering roses, plum, pear and crabapple trees; the house is perfectly located for the best of Peckham, Brockley and Nunhead.

The Architect

Studio on the Rye is a design-led architecture and design practice based in Peckham, founded by Sarah Borowiecka. They have a particular interest in residential projects, working closely with clients to create beautiful spaces. They focus on contextual design, with each project drawing influence from and responding to its surroundings. They also think carefully about materials, how things are made, and how they fit together.

THE MODERN HOUSE



Scylla Road

The Tour

Scylla Road is a quiet, pedestrianised street a few minutes from Peckham's much-loved Rye Lane. This house is nestled halfway down the terrace of Victorian cottages, set back from the street behind a small front garden.

At the front of the plan lies a warm, welcoming living room, with walls in the cocooning shades of 'Inchyra Blue' by Farrow and Ball. Bookshelves have been neatly built into the alcoves on either side of the fireplace, while dark-stained wooden floorboards extend below. The shuttered sash window has recently been replaced, ensuring the space is private and quiet.



The main living spaces lie beyond, encompassing the open-plan kitchen/dining room, leading out to the garden through steel-framed doors. The kitchen extends along one wall, composed of custom-fronted plywood cabinetry by HUSK, fronted by Fenix laminate in 'Bianco Kos', 'Verde Brac' and 'Azzurro Naxos'; bespoke brass handles add texture. Worktops are Silestone quartz, while the splashback behind has been clad in Moroccan zellige tiles. There is a central island that conceals storage and creates a breakfast bar with space for two stools. Underfloor heating has been introduced beneath engineered oak floorboards.

On the opposite side of the room is the dining area, which is positioned under a generous skylight that welcomes light into the room. This extension has completely opened the space, creating a bright, tranquil atmosphere and a real sense of volume. Built-in bespoke joinery extends across the wall, creating built-in seating (with storage below), bookshelves and cupboard space. This has been painted a beautiful shade of green, working in harmony with the kitchen cabinetry opposite.



Stairs ascend to the first floor, concealing ample storage underneath. A soft wool carpet extends underfoot, both on the stairs and across the top floor of the house. Two bedrooms lie on this level; the main bedroom at the front has been painted in pale 'Soho Pink' by Mylands, while the rear bedroom has walls in Farrow and Ball's 'Oval Room Blue'. Both rooms have built-in wardrobes and are beautifully bright spaces. They share a bathroom, which has blue hexagonal floor tiles, white metro wall tiles and a new Velux skylight.

Outdoor Space

The rear garden has also been beautifully reimaged. At the front of the space is a brick patio, executed in Petersen brick, that matches the exterior of the new side extension. This leads to a lawn at the rear, bookended on either side by raised beds planted with plum and pear trees. Clambering roses make their way up one wall while a wisteria winds over a trellis at the far end. There is also a crabapple tree and a young maple tree.

London, South London
£795,000 Freehold

THE MODERN HOUSE



London, South London
£795,000 Freehold

Scylla Road

In front of the house, at the start of the pedestrianised section of the road, there is a communal kitchen garden that is maintained by residents of the street and is for everyone's use if they would like to participate.

The Area

Peckham is an incredibly popular area of south-east London due to its independent restaurants, bars and cafes, including perennial local favourites Forza Win, Levan, Artusi and Kudu. Larger establishments such as Frank's rooftop bar, Peckham Levels and the Bussey Building attract crowds from across the city. Other excellent independent restaurants, bars, and shops include Artusi, The Begging Bowl and Flock & Herd butchers.

The popular expanse of Peckham Rye, home to the Sexby Garden, sports pitches, and The Round café, is a short walk away. Also within walking distance is the beautiful Nunhead Cemetery, a beautiful woodland oasis with amazing views across the city skyline. Nearby Nunhead Lane has a village-like feel, with a greengrocer, a fishmonger, a deli, a café and a new community centre by AOC architects. Popular local pubs include the Old Nuns Head and Skehans.

Peckham Rye is the closest station, running London Overground services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee Line can be reached at Canada Water in 10 minutes and the Northern Line at Clapham High Street in 11 minutes. There are also services to London Bridge in seven minutes, Blackfriars in 11 minutes, and Victoria in 15 minutes.

Tenure: Freehold Council Tax Band: C

THE MODERN HOUSE



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”.