

# THE MODERN HOUSE



*London SE22*  
*Sold*

## St. Aidan's Road

This wonderfully engaging three-bedroom house with courtyard garden is positioned at the end of a quiet residential terrace near Peckham Rye Park. Designed by 31/44 Architects for Arrant Land, Red House was completed in 2017.

The building has a striking form and the red-brick façade acts as a contemporary appropriation of materials used in the surrounding Victorian terraces. A pigmented-concrete feature with patterned detailing sits above the threshold, adding richness and texture to the smooth, uniform brickwork.

Through the front door is a double-height atrium, with a short flight of steps that descend to the living space. The wood-slatted balustrade hides a cloakroom with utility cupboard on the right, and opposite there is a separate sitting room or snug. The open kitchen and main living room are situated towards the back of the house, both with access to the very private courtyard garden.

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Light to the open-plan living area is from two glazed courtyards and two large skylights. A beautifully designed chimney stack with exposed concrete plinth, part internal and part external, has a pivotal position in the room, rising up beyond the roofline of the building and is tethered to the main structure by concrete supports. A black concrete floor unifies the living space.

Upstairs, there are two bedrooms and a bathroom on the first floor, and a master bedroom with en-suite shower room at the top. The oak floors create a softer palette on the upper levels.

There are cleverly conceived storage spaces throughout the house. All three bedrooms have built-in wardrobes, and there is a large crawl space under the stairs at lower ground level.

St. Aidan's Road is located a short walk from Lordship Lane in one direction and Peckham Rye park in the other. 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.

Nearby Peckham and Nunhead are exciting and rapidly evolving areas of south-east London. Peckham was recently listed in The Sunday Times as "the best place to live in London". Bellenden Road has become a centre for some excellent independent restaurants, bars, and shops, including Artusi, The Begging Bowl and Flock & Herd butchers. The Bussey Building, off Rye Lane, hosts an active and varied programme of yoga/dance classes and workshops, along with a residency from the Royal Court theatre.

East Dulwich, Peckham Rye and Honor Oak Park are the nearest stations, providing easy access to the London Overground (for Jubilee Line connections to Canary Wharf and the City) and rail services to London Bridge, Victoria, Blackfriars, City Thameslink and St Pancras.



*London, South London  
Sold*

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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”.