

# THE MODERN HOUSE



*London SE5  
Sold*

## Templar Street

Behind the unaltered elegance of an impressive double-fronted Victorian façade on Templar Street lies this five-bedroom home of dramatic volume, light and versatility. It has been extended and updated to a liberating design and now measures over 4,700 sq ft, with private front and back gardens, a gym, and a lower-ground floor two-bedroom apartment with independent access. Set within Camberwell's Minet Conservation Area, it is located seconds from the picturesque Myatt Fields Park and all that Camberwell has to offer.

### *The Tour*

Entry is at raised-ground level through a front garden planted with ferns, where there is secure space for bike storage. An entrance hall leads on from the sheltered porch, flanked by receptions on either side. To the right is a billiards room with an original marble and cast-iron fireplace, intricate cornicing and high sash windows to the front. This room and its features are echoed on the left-hand side of the plan, where a double reception reaches toward the rear, offering a view from the front of the house all the way through to the garden.

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Warm oak flooring extends through the reception spaces, while micro-cement with underfloor heating paves the contemporary rear extension. This space has been cleverly stepped to provide soaring volume and masses of light from enormous sliding glazed doors and roof lights overhead. To the left of the open-plan space is a dining room that protrudes into the garden through sliding glazed doors and is bordered by frameless glass balustrades to the internal void of the level below. The kitchen is from Halcyon Kitchens of Wigmore Street and designed by the German brand Alno. It is arranged around a long kitchen island, with twin ovens by Miele, a Teppanyaki grill, a Gaggenau extractor, a boiling-water tap and two dishwashers.

Between the glass balustrades, a staircase descends to the lower ground level, where there is a cinema room with plenty of storage, a gym, and a sliding glazed door to a utility room and patio shared with the self-contained apartment. The apartment is a wonderfully flexible space, connected internally as it is to the main house or with independent side access. It has two good-sized bedrooms, an open-plan kitchen, a dining and living room, and a patio to the rear garden.

Two bedrooms occupy the first floor, both of which are en suite; there is also a third room that has been converted into a walk-in dressing room. The main bedroom is situated at the rear and is arranged over two levels, with steps down to the bathroom and access to a large terrace overlooking the garden.

The second floor is arranged to contain one bedroom, a study and an enormous reception with a shower room. This level is incredibly versatile and could easily be used independently as a guest suite or flat. There is also plenty of loft space for storage.

### *Outdoor Space*

The southwest-facing garden is expansive and has been brilliantly landscaped with several intimate zones, tropical planting and bespoke panelling beneath pleached birch trees along the rear wall.

### *The Area*

Templar Street is a stone's throw from the much-loved Myatt's Field Park, which has a bandstand, summerhouse, and café, as well as tennis courts, a children's playground and a community greenhouse. Camberwell Church Street and its exciting foodie scene is close by. The Camberwell Arms is of particular note, as is Theo's Pizzeria and local favourite Silk Road. There are also excellent state and public schools in the area.

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Several stations are close at hand; Oval and Stockwell for Northern and Victoria Lines, Loughborough Junction for Thameslink services into Elephant and Castle, Blackfriars, Farringdon and St Pancras International, and Denmark Hill Overground for services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line). Camberwell is also well served by at least 10 bus routes.



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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”.