

THE MODERN HOUSE



*London SE15
Sold*

Kings Grove

Positioned on a secluded back-land plot surrounded by neighbouring gardens, this beautifully conceived two-bedroom house was designed by Duggan Morris Architects and completed in 2010. The design was highly lauded at the time, winning both the RIBA National Award and the Stephen Lawrence Prize in 2012.

The house is not visible from the street. Instead, a secure gate leads between the Victorian terrace and along a 25-metre path that opens onto a private courtyard garden planted with silver birch. The house sits a little sunken in the site and is orientated North-South with full-height glazed sections at each end.

Entrance is to an open hall space. To the left is a useful area for bikes and coats that is fitted with oak-faced storage cupboards, and to the right is the open living space that stretches right through to the back of the building. At one end, the seating area opens to the south-facing courtyard through an over-sized pivoting door. The kitchen is positioned at the opposing end with its own access to a smaller rear courtyard.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

THE MODERN HOUSE



*London, South London
Sold*

Kings Grove

A double-height glass roof void is driven through the centre of the plan, bringing large quantities of natural light to the ground floor, whilst creating a connection between the living spaces and the upper floor. An elegant curtain can be drawn to control the intake of light to the bedrooms.

There are two large bedrooms on the first floor, connected in part across the central void and positioned either side of the family bathroom. The master bedroom has an en-suite shower room.

The building form is expressed with a simple, reduced palette of materials. A careful choice of coloured brick is on show both internally and externally, whilst polished concrete floors and white-washed oak combine throughout. The bathrooms are tiled with a soft pink colour, drawing from the tone of the external brick.

The current owner has gained full planning permission for an extension to the front of the house, measuring approximately 570 sq ft and designed to include a large bedroom, or two smaller rooms, and a bathroom. The plans show a single-storey extension in-keeping with the current form of the building (plans available on request).

The house is excellently located in the thriving area of Peckham. Recent developments along Queens Road continue to contribute to the area, notably new neighbourhood restaurant Kudu, the Blackbird Bakery under the railway arches, Mama Dough's pizza restaurant, and a number of new independent bars. Nearby Nunhead Lane has a village-like feel, with a greengrocer, a fishmonger, deli, café and a new community centre by AOC architects.

Bellenden Road has become a centre for some excellent independent restaurants, bars, and shops, including Artusi, The Begging Bowl and Flock & Herd butchers. Newly opened Peckham Levels, off Rye Lane, hosts an active and varied programme of yoga/dance classes and workshops, and is packed with independent eateries. The green spaces of Telegraph Hill & Peckham Rye Park are a short walk away.

Queens Road Peckham is the nearest station, just a minute's walk away, 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 (10 minutes) and the Northern Line at Clapham High Street (11 minutes). Southern trains run services to London Bridge with a journey time of around 7 minutes. Peckham Rye station runs services to Farringdon and Victoria.

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”.