

# THE MODERN HOUSE



*Peckham Rye, London SE15*  
*Sold*

## The Hat Factory

Occupying the site of a former Victorian Hat Factory is this wonderfully proportioned three-bedroom warehouse that has been completely and appropriately converted into a dramatic living space. The building dates from around 1850, built originally as a bakery before being used as a hat factory making helmets for soldiers during the Second World War. The space has been carefully restored to reveal as much of the original fabric and character as possible.

The warehouse is approached via a gated cobbled mews, private and quiet in its setting. Entrance is to a wide hall, double height in parts, that maintains the original bull-nosed glazed bricks and flour lift. A glazed section embedded in the floor above lets light into the hall.

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The ground floor accommodates the bedrooms and a large family bathroom. The master bedroom has an en-suite shower room, the entrance of which is hidden by a run of cupboard doors. The second bedroom is configured as a more intimate sitting room / study, and has two original factory windows that are punched into an exposed brick wall. A large cupboard provides useful extra storage. The third bedroom, across the hall, also has a run of built in wardrobes and more of the exposed brick.

The first floor is reserved for the striking main living space, an expansive room crossed with two substantial oak trusses that support the pitched roof. The brick walls have been lovingly repaired and exposed on all sides and the floors bear the original restored solid wooden boards. The kitchen occupies a corner created by the staircase's balustrade, and is fitted with a rich marble worktop. The rest of the space can be used flexibly for dining and seating areas.

There are two private outside spaces, a courtyard on the ground floor that contains built-in bench seating and secure bike storage, and a roof terrace that is accessed from the first floor living space.

The warehouse is excellently located at the northern triangle of Peckham Rye, an area that has seen some substantial and quality intervention over the past few years. This particular section of the Rye is becoming known for some excellent and highly thought of local restaurants, including Mr Bao, Pedlar and Banh Banh. Peckham was named as "The best place to live in London" by the Sunday Times in March 2017. The nearby 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.

There are a number of good schools nearby including two 'outstanding' state secondary schools.

The closest station is Peckham Rye, a short walk along Rye Lane, offering regular and direct train services to Victoria, London Bridge, Blackfriars, Farringdon and St Pancras International, as well as to Clapham Junction and Shoreditch High Street on the Overground line.



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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”.