

THE MODERN HOUSE



*London SE15
Sold*

Ivydale Road

This substantial end-of-terrace four-bedroom house, with private garden, is situated close to Nunhead Cemetery and has been extended and refurbished to provide approximately 2,110 sq ft of internal accommodation.

The house is entered through a gated front garden to a hallway and, on the left, a double reception with oak flooring and a traditional bay window. A corridor continues toward the rear with under-stair storage on the right and past a guest WC that is fitted with a Michael Hohmann-designed Barbican sink.

The garden operates as the nucleus of the property. Each of the principal ground-floor living areas opens independently to the lawn area, arranged in an acute L-shape of open-plan zones, comprising a large dining room with original bay window to the garden, a kitchen, utility space, further living room and versatile playroom / bedroom.

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A bespoke concrete island sits beneath a large roof light in the kitchen area. Behind the cabinets is a peg-boarded utility room and to the left, an extendable family space with roof lantern and glazed bi-fold doors to the garden. Internal bi-fold doors to the playroom can be drawn to segregate the areas.

In the garden is a pergola patio, with space for an outdoor table and chairs, and a large shingle-covered shed space offering plenty of storage.

On the first floor there are three double bedrooms and a family bathroom. The master bedroom has built in wardrobes and an en-suite shower room. Bespoke sinks and concrete basins were created for each bathroom.

The renovation, which was completed in 2017, included new electrics and plumbing. There is also a generous loft-space with the potential for conversion (subject to the relevant approval).

The house is very well located for the popular Nunhead Cemetery, Peckham Rye and Telegraph Hill Park, a ten-acre late Victorian public park formally opened in 1895 and re-opened after extensive restoration works in 2005, now containing ponds, playgrounds and tennis courts. Nunhead Lane has a village-like feel, with a garden nursery, a greengrocer, an excellent fishmonger, deli, café and a new community centre by AOC architects. Popular local pubs include the Waverly Arms, Old Nuns Head, The Telegraph and Beer Shop.

Nunhead Station is approximately seven minutes' walk away and runs rail services into Victoria and Peckham Rye. Brockley Station is also nearby and runs direct services to London Bridge and London Overground services into Canada Water and Shoreditch High Street.

*London, South London
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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”.