

THE MODERN HOUSE



London SE15
Sold

Asylum Road

This light-filled two-bedroom house occupies an excellent position a few minutes' walk from Queen's Road Peckham and Brimington Park. It's one of only five houses within the coveted Grenier Apartments; a former school redevelopment arranged around a gated car park and communal garden. Double-height ceilings and soaring sash windows are a defining feature, allowing swathes of natural light to pour deep into the generous spaces within, from the private west-facing garden and the elegant tree-lined street on which it lies.

The Tour

The building's façade is characterised by red brick, towering sash windows and original stonemasonry signage at each end of the terrace. The house is set back from the street behind an original wrought-iron fence, and a cobbled path leads through the front garden to the primary entrance.

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Upon entry, the original herringbone parquet flooring flows from a central hallway into the adjacent kitchen. A sweeping sash window dominates the front elevation, while sage green cabinetry conceals extensive storage. The walls have been painted white to accentuate the space created by its double-height proportions throughout.

Original large arched windows sit above two separate doors that lead into a wonderfully bright living room. At the front of the space, a mezzanine is supported by rolled steel joist beams, providing a useful home office space (which can easily fit a double bed) while creating a sense of loft living. Extensive glazing dominates the rear elevation, inviting an excellent quality of natural light into the room. Floating timber shelving sits neatly in the corner while restored floorboards flow underfoot. From here, double doors open seamlessly onto the courtyard garden.

In the central hallway, a WC sits opposite a curved pine staircase that ascends to the first floor, where there are two double bedrooms and a sizeable family bathroom. Double ceiling heights and original floorboards continue in the bedrooms, both featuring striking exposed oak beams overhead. The main bedroom has been painted soft pink and has large built in wardrobes while the other has an en suite bathroom. A useful storage cupboard sits at the top of the stairwell.

There is also a private parking space demised to the house.

Outdoor Space

French doors open onto a courtyard garden enclosed by cedar fencing. A cobbled footpath runs adjacent to a paved and decked section, both ideal for alfresco dining. Raised garden beds and climbing ivy frame the space, while a mature specimen tree sits in the back corner. A gate at the rear provides access to the secure communal parking area where residents often come together for drinks and social events in a central area.

Area Guide

Queens Road Peckham has a number of independent cafes and restaurants, notably the Blackbird Bakery under the railway arches, Peckham Cellars, and Kudu, a popular cocktail bar and restaurant. Bellenden Road is within walking distance and has become a hub for independent restaurants, bars, and shops, including Artusi, The Begging Bowl and Flock & Herd Butchers. The Bussey Building, just off Rye Lane, hosts an active and varied programme of yoga/dance classes and workshops.



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Queens Road Peckham is the nearest station, just a seven-minute 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 and the Northern Line at Clapham High Street, both in around 10 minutes. Southern trains run services to London Bridge with a journey time of around seven minutes. Within five minutes' walk, various bus services can be accessed along Old Kent Road, which provides alternate routes into central London. Peckham Rye station, a 20-minute walk away, runs services to Farringdon and Victoria.

Please note that this property is owned by an employee of The Modern House Ltd

Tenure: Leasehold Length of Lease: approx. 977 years remaining Service Charge: approx. £2,000 per annum Ground Rent approx. £150 per annum Council Tax Band: C



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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”.