

# THE MODERN HOUSE



*London SE22*  
*£595,000 Share of Freehold*

## Barry Road II

This creatively renovated two-bedroom flat sits on the first floor of a handsome Victorian house in East Dulwich. Many of its original features remain, which seamlessly intermingle with contemporary interventions, a bold colour palette and inventive use of materials. Barry Road occupies a sought-after position, within walking distance of Peckham Rye Park and Common and the popular Lordship Lane.

### *The Tour*

Double-fronted, the house is completely detached and is approached via a paved pathway, which leads towards the communal front door. From here, the apartment is reached via a set of stairs and unfolds across the second and third floors. Uniquely configured, the apartment has multiple split levels and wide open walkways punctuated with original balustrades. Many of the doors and their associated fixtures are original.

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The living area sits at the front of the plan, where large double windows look across the quiet, tree-lined street beyond. Tall ceilings and white-washed walls help to cast further light around the space. A kitchen and dining space lies adjacent, with striking and bespoke pink and turquoise cabinetry by Pluck, topped with smooth Corian worksurfaces.

A generous bathroom also lies on this floor, recently renovated with monochrome tiles from Bert & May, a large oval bath and a walk-in shower, as well as brass fixtures. Both the kitchen and bathroom also have recently installed Crittall-style double-glazed windows for energy efficiency.

There are two well proportioned double bedrooms; the smaller of the two is currently configured as an office space and has plenty of built-in storage. A study set in the eaves, crowns the house, reached via a bridge staircase. Tongue-and-groove panelling adds a sense of texture against the vibrant pink walls, while a large Velux window allows plenty of natural light to pour in. Substantial additional storage space can also be accessed from here.

### *The Area*

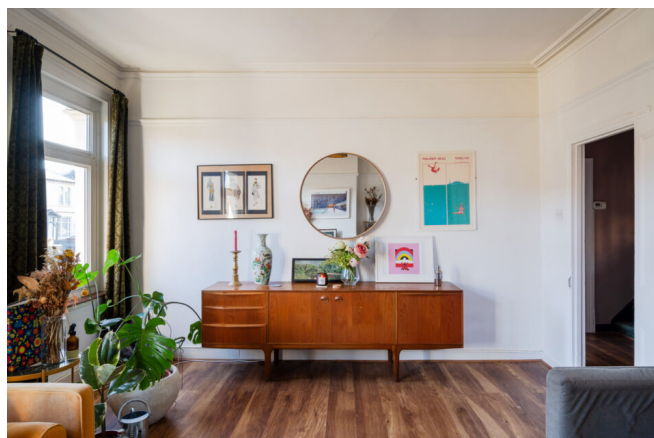
The apartment is wonderfully located for the best of Peckham and East Dulwich. Peckham has a number of independent restaurants, bars and cafes including perennial local favourites Forza Wine, Levan, Artusi and Kudu. Larger establishments such as Frank's rooftop bar, Peckham Levels and the Bussey Building attract crowds from across the city.

Lordship Lane is a 15-minute walk and is home to a vast number of independent shops including Mons Cheesemongers, Moxon's fishmongers, Jones of Brockley deli and East Dulwich Picturehouse.

There are several popular green spaces nearby; Peckham Rye Park and Common are only a short walk away, as is Dulwich Park.

Peckham Rye is the closest station, 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 in 10 minutes and the Northern Line at Clapham North, via Clapham High Street, in 11 minutes. There are also services to London Bridge in seven minutes and Blackfriars in 11 minutes. Nearby Denmark Hill Station has non-stop services to Victoria and Elephant & Castle in less than 10 minutes.

Tenure: Share of Freehold Lease Length: approx. 148 years remaining Service Charge: approx. £582 per annum Council Tax Band: C



*London, South London*  
*£595,000 Share of Freehold*

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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”.