

THE MODERN HOUSE



*London SE15
Sold*

Blenheim Grove

This beautiful three-bedroom Victorian house is positioned in the heart of Peckham on Blenheim Grove, minutes from Bellenden Village and Peckham Rye Station. The original house been the subject of complete renovation and extension at the rear, by Jonathan Nicholls, a partner at Hayhurst and Co.

The ground floor design playfully utilises Victorian features and deftly transforms them into beautiful contemporary features. Nowhere is this more apparent than in the entrance hall. A lightwell, with Crittall glazing sits to one side and opens onto a small hanging garden. This space was created during the recent renovation work and the result draws wonderful levels of natural light into the front of the house.

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The house is attached to a neighbouring Georgian property and is set back from Blenheim Grove, behind a small gated front garden, shaded by a large ash tree. Segmental and boxed arches in brickwork sit above the front door and sash windows on the street-facing facade. Natural limestone tiles run across the entranceway, a small lounge area opposite the hanging garden and into the kitchen. An open-plan living and dining room exploits the proportions of former double reception rooms, and flow along one side of the plan. There are narrow, oiled-oak floorboards in this section of the house and two wonderful Victorian fireplaces.



A contemporary kitchen in engineered-ash ply with exposed beams, a linear skylight and Crittall doors, occupies an extension at the rear of the house. This room is wonderfully bright and is accessed via a long corridor which dissects the plan from the front door. The warmth of the wood absorbs and bounces natural light around the space. The skylight above is recessed into the roof, as is a built-in extractor fan above the stove, and occasional glimpses of the wild-flower roof can be seen from below. This room has a palpable sense of calm about it, accentuated by the adjoining courtyard garden, with its mature palms and rows of bamboo in gravel-board planters.



The first floor is occupied by three large bedrooms and a family bathroom. The bathroom has intricate limestone herringbone tiles and a bath which directly overlooks the wild-flower roof, above the kitchen. The bedrooms are of generous proportions and retain original Victorian fireplaces and doors. There are also built-in wardrobes in the master bedroom. A further skylight has been installed above the landing ensuring that the first floor is bathed in natural light.

Blenheim Grove is one of the most desirable residential streets in Peckham. The cafes, boutiques and restaurants of Bellenden Village are all within two minutes' walk. The General Store is a neighbourhood grocery store and coffee shop, presenting the finest seasonal produce including Neal's Yard cheese and a selection of natural wines. Excellent neighbourhood restaurants include, Levan (recently featured in our My Modern Menu series), Artusi and The Begging Bowl. Review Bookshop is a fantastic local independent bookshop and Brickhouse Bakery is at the station end of Blenheim Grove, for pastries and sourdough loaves.

Peckham is excellently positioned for a wide range of amenities including the vast number of delis, restaurants and shops of Lordship Lane, including an Everyman Cinema. Hannah Barry Gallery is closeby, while Dulwich Picturehouse is marginally further afield. 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.

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The green spaces of Peckham Rye, Telegraph Hill and Goose Green are very convenient for children and dog walkers. While Nunhead Cemetery is a beautiful woodland oasis, within walking distance from the house, with wonderful views across the city skyline.

Peckham Rye is the nearest station, just a two-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 (ten minutes) and the Northern Line at Clapham High Street (11 minutes). Southern trains run services to London Bridge with a journey time of around seven minutes. Southeastern Trains runs services to Victoria (16 minutes) and Thameslink services run to Kings Cross St Pancras (20 minutes).

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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”.