

# THE MODERN HOUSE



*Pomeroy Street, London SE14*  
*Sold*

## Boddington House

Subject to an immaculate renovation in recent years, this one-bedroom apartment in Peckham, south London, has been perfectly designed for contemporary living. A carefully considered palette of materials, including Marmoleum, birch ply and resin, has been used to create a series of sophisticated, pared-back spaces flooded with natural light. The ground-floor apartment has a south-facing private garden, as well as a gated front yard. Queen's Road Peckham and New Cross lie close at hand, as do a variety of larger green spaces, such as Telegraph Hill.

We've written about life in this apartment in more depth.

### *The Tour*

The apartment is situated on the ground floor of Boddington House, positioned behind a small front garden. The front door opens to a generous hallway, where a built-in cupboard of birch ply provides ample storage space for coats and shoes. White Marmoleum flooring extends throughout, seamlessly connecting the interior spaces.

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In the middle of the apartment lies the open-plan kitchen, living and dining room. The living room is positioned in front of a wall of windows that look out to the south-facing garden beyond and welcome light into the space; a birch ply windowsill picks up on the ply detailing throughout. There is direct access to the garden from here. A sheer curtain on a vertical track gently divides the space from the dining area and kitchen behind.

The kitchen has been exactly executed, filled with bespoke cabinetry and joinery handmade by the current owner. Worktops are a hard-wearing resin dotted with subtle flecks of grey, referencing the cabinetry below; there is also a full-height wall of built-in cupboards for further storage. Orange grouting in the white-tiled splashback adds a dash of colour. There is a 'Leisure Hob' by Patricia Urquiola, as well as other built-in appliances. Black strip lights overhead light the space, which is wonderfully sociable care of its open-plan nature.

An oversized doorway leads from the hall to the bedroom, wrapped in bespoke joinery to ensure simple lines and a visual focus on the wide windows. There is also a pull-down desk, which can be neatly hidden away when required. The room has a feeling of calm and is beautifully bright. The bathroom adds a touch of colour to the plan, with burnt orange wall tiles behind the walk-in shower; the handmade sink has a curved, almost sculptural basin.

### *Outdoor Space*

The apartment has a beautiful south-facing garden, wonderfully secluded and carefully planted by the current owner. The space is a mixture of smart paving stones interspersed with strips of verdant grass, surrounded by raised borders and the textured fronds of a variety of ferns; herbs and palms are also present. An elderflower tree is positioned at the rear, where hops and vines clamber up the wall. A raised section provides the perfect seating area; behind the garden wall is a wildflower meadow, ensuring the space is supremely peaceful.

### *The Area*

Boddington House is excellently located between the thriving areas of Queens Road Peckham and New Cross. Recent developments along Queens Road continue to contribute to the site, notably Kudu, Smokey Kudu, the Blackbird Bakery, Mama Dough's pizza restaurant, and a number of new independent bars, including Peckham Cellars. New Cross is also home to a selection of restaurants, including The Rosemary, The Rose Inn and The Old Library; the Corner Cafe is a much-loved local favourite. For cultural activities, the wonderful Goldsmiths Contemporary CCA is close at hand.

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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. Peckham Levels hosts street food, bars and cafes, along with live music. The green spaces of Telegraph Hill, with wonderful views over the city, and Peckham Rye Park are a short walk away.

Transport links in the area are excellent. Queen's Road Peckham is a six-minute walk away, running 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 (10 minutes) and the Northern Line at Clapham High Street (11 minutes). Southern trains run services to London Bridge with a journey time of around 7 minutes. Nunhead station, where Thameslink services run across the city, is under 15 minutes walk away. There are also a variety of bus routes that serve Queen's Road and Old Kent Road, each a few minutes walk away, which provide easy access to the Bakerloo Line at Elephant & Castle tube station.

Tenure: Leasehold Lease Length: approx. 93 years remaining  
Service Charge: approx. £1,345 per annum  
Ground Rent: £10 per annum Council Tax Band: A



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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”.