

THE MODERN HOUSE



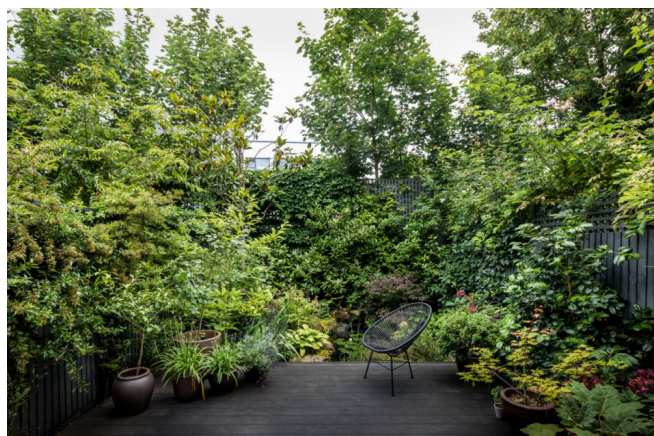
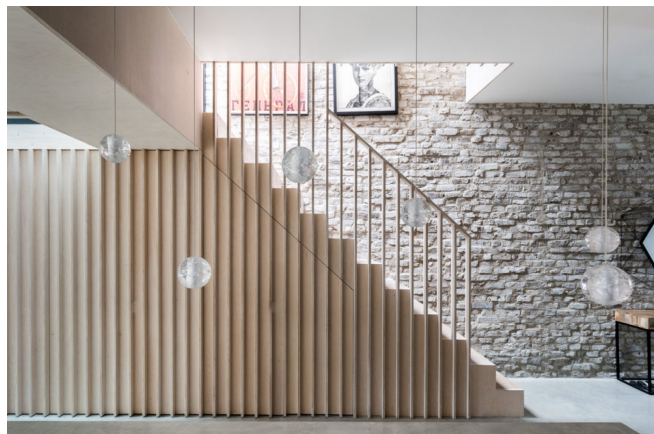
*London SE5
Sold*

Calais Street

The elegant Edwardian red-brick façade of this four-bedroom townhouse conceals a family home of incredible creativity and spatial ingenuity. It was designed by the architect David Money as his own home, and is a multi-layered and versatile space of over 2,250 sq ft, with light coming seemingly from every angle and a beautifully planted, decked private garden. Set within Camberwell's Minet Conservation Area, it is located seconds from the picturesque Myatt Fields Park and all that Camberwell has to offer.

In order to bring in light to the central portions of the house, the entire structure was re-built, from the ground floor up, its walls supported with steel joists and its ground floor lowered. By maximising the volume of the shell, the design permitted the accommodation of a dynamic series of levels and spaces within, without major alteration to the mass of the building.

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*London, South London
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At ground level, the rear of the house hosts the kitchen, dining and living space in an expansive open-plan arrangement. A cantilevered concrete island levitates along the length of the kitchen, doubling as a dining table. Worktops are also in poured concrete, set against the graceful grain of bespoke birch-plywood cabinetry. Appliances are integrated and by Neff and Bosch.

Beyond the kitchen is the living area, flooded with light from a glazed side return and huge sliding glazed doors that connect the garden to the interior.

At the front, the traditional reception room has been retained as a study, quiet living room and occasional guest bedroom. It's an incredibly bright room, with south-west facing sash windows, and sliding doors that allow further light to penetrate from here into the kitchen.

Flooring across the ground floor is polished concrete with underfloor heating, and all sash windows have been replaced with sympathetic double-glazing throughout.

The design is elemental in its use of exposed and reclaimed materials. The whole rear of the house was rebuilt with the same bricks salvaged from the demolition. Party walls have been exposed and softened with a light wash and pointing that gives the impression of stone. Ceiling joists above are left exposed to tell the story of the re-invented structure and to eke out every inch of the already towering ceilings.

Premium birch ply, as used for the kitchen cabinets, makes for the majority of joinery throughout the house. This includes the staircase, where the ply balustrade is seamlessly integrated into the side panelling, concealing storage for utilities and bikes within. Plenty of further useful storage can be found at basement level.

The first-floor landing is lit from above by a series of roof windows; light which is passed on to the ground level through a glazed section of floor. At the back of the house is the main bedroom, with a picture window looking over the garden and beyond. A soaring mono-pitch vaulted ceiling allows space for plywood paddle-steps up to large mezzanine, currently used as a gym. A sliding pocket door opens to a bathroom, also accessible from the landing, with a clerestorey window, basalt sink and stainless-steel WC by Franke, which are used in bathrooms throughout.

At the opposite aspect, two smaller bedrooms have been combined to create an enormous bedroom suite, with a living space containing a wall of plywood cupboards and an en-suite shower room. Within the attic space is a further generous bedroom also with bespoke cabinetry and its own use of a shower room.

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The house was designed to accommodate four adults sharing, and as such, allows for several autonomous and private spaces throughout; particularly useful for those households increasingly working from home. A 10G network has also been installed to ensure fast internet in every room without reliance on Wifi.

The house is located moments from Myatt's Field Park, which has a bandstand, summerhouse, and café, as well as tennis courts, children's playground and a community greenhouse.

Camberwell Church Street and its exciting foodie scene is close by. The Camberwell Arms is of particular note, as well as Theo's Pizzeria, and local favourite, Silk Road.

Several stations are close at hand; Oval and Stockwell for Northern and Victoria Line, Loughborough Junction, for Thameslink services into Elephant & Castle, Blackfriars, Farringdon and St Pancras International, and Denmark Hill Overground services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line). Camberwell is also uncommonly well served by at least ten bus routes.

There are also several excellent state and public schools in the area, for all ages.

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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”.