

# THE MODERN HOUSE



*London SE5  
Sold*

## Camberwell Grove

This superlative Grade II-listed townhouse can be found on the coveted, tree-lined avenue of Camberwell Grove, considered by many to be one of London's finest Georgian streets. The house, which dates to 1771, is situated at the end of a terrace, with off-street parking and a large private garden. It measures approximately 3,300 sq ft across five floors and has been restored with a balanced, sympathetic modernity and exceptional attention to detail throughout.

The house is set far back from the road behind a long, private front courtyard, paved in original York stone and enclosed on all sides by a border of Laurel.

The main entrance is at the raised-ground level. To the left of a long and wide entrance hallway is a divisible double reception with dining room at the front and kitchen at the rear. The latter is by Bulthaup, with a stainless-steel island and worktops, and appliances by Gaggenau. A set of French windows reach almost to the three-meter ceiling and open to a Juliet balcony overlooking the lawned section of garden.

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Elegant oak panelling, in the Queen Anne style, has been added to each of the principal rooms and the hallway, complimented wonderfully with contemporary lighting elements by Flos and Erco.

Original cornicing, fireplaces, shutters and windows have been completely and sympathetically restored throughout, the latter with hand-blown lead-cylinder glass made by St-Gobain in Paris. Original wide floorboards have been painstakingly restored by Weldon, and the roof, replaced anew with Welsh slate. The house has been completely replumbed and rewired, with CAT6 data networking throughout.

The first floor is given in its entirety to an expansive living room with two original open fireplaces and ceilings that soar to around four metres in height. A trio of floor-to-ceiling sash windows span the front, looking out onto the lower foliage of the towering plane trees that line the Grove.

The master bedroom occupies the second floor. Its walls are adorned with handmade, hand-painted silk wallpaper by DeGournay. A bank of built-in mirrored wardrobes, lined internally with walnut, beautifully reflects the dappled light filtering through the higher foliage outside, through a row of front-facing sash windows. At the rear is a large en-suite bathroom, with a walk-in shower, mosaic-tiled by Bisazza, and a free-standing roll-top bath made from Corian. Sanitary ware throughout is by Vola, Boffi and Agape.

There are two bedrooms on the upper level, both similar in size, with wardrobe space on the landing, and the share of a bathroom with a free-standing Corian bath.

On the lower-ground floor, at the front of the house, is a library and study with oak-parquet flooring. Beyond, in what was formerly the servants' entrance, is a climate-controlled wine cellar. The remainder of the level is laid in a chequered pattern of marble tiles which extend into the back room, currently used for storage, and a guest WC.

All of the principal rooms have original fireplaces (some very rare) which have been painstakingly restored by Chesney's and either have working open fires (which have all been lined with stainless steel) or gas fires operated by state-of-the-art remote control.

A door to the walled garden at the rear is found a half level up, beyond a sheltered porch. Steps descend to a flagstone terrace and then to a lawn flanked by olive trees, lavender and seasonal flowers, and a neat herb garden with thyme, sage, mint, rosemary and parsley. At the outer wall of the garden are double doors enabling off-street parking.



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The house is situated equidistant to Camberwell Church Street, and its exciting foodie scene, and Bellenden Road, Peckham's pretty village with its excellent selection of restaurants, cafes and good pubs. The Camberwell Arms is of particular note, as well as Theo's Pizzeria, a local favourite in Silk Road, and Artusi, a modern Italian restaurant on Bellenden Road. The green spaces of Ruskin Park, Warrick Gardens and Peckham Rye are all within easy walking distance.

There are several excellent state and public schools in the area, including Dulwich College, James Allen's Girls' School, Alleyn's School, The Villa Pre-Prep and Nursery, and Dog Kennel Hill Primary School.

Denmark Hill station is a short walk away, running direct rail services to Victoria, Blackfriars and St Pancras International, and 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.

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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”.