

THE MODERN HOUSE



*London SE5
Sold*

Cottage Green

Behind the original frontage of this warehouse in Camberwell lies an immaculately designed series of spaces. The detached two-bedroom house has been recently built in a project by architects Common Ground Workshop, who have used an impeccable material palette to create a warm, contemporary home behind an industrial façade. There is a secluded courtyard at ground level, as well as a small terrace off the main bedroom on the top floor. The house has appeared in many architectural publications.

The Architects

Common Ground Workshop was established in 2014. It works in a broad range of sectors that include residential, commercial, arts and culture, place-making and regeneration. They were recently finalists for the AJ Projects Manser Medal (House of the Year) for their refurbishment of a family home in Spitalfields, which exemplifies the same considered, tactile approach to materials evident in their latest project in Cottage Green. They were also awarded Silver at the Better Future: London Design Awards this year and are Architecture Masterprize 2022 winners.

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The Tour

Previously an industrial storage warehouse, the mid-century building retains beautiful original features, including the red brick façade and handsome wooden front doors. A black brick side extension and zinc-clad upper level create a dramatic, contemporary silhouette; the harmonious blend of old and new results in a truly striking structure.

Within, the house has been beautifully finished. Underfloor heating extends below polished micro cement floors, with Valchromat featuring on the cabinetry and stairwells throughout. Window and door frames are made from solid sapele hardwood, stained with Osmo rosewood that adds a beautiful texture. Lighting is a combination of pieces from Tala and Astro Lighting, incorporating sustainable LED bulbs.

The ground floor is home to an open-plan kitchen and dining area; the kitchen has been fitted with new, high-spec appliances, including a dishwasher, fridge, cooker and induction hob by Bosch. There is also an extractor fan by Miele and a washing machine by Hoover. Green Valchromat cabinetry adds a soft, subtle finish, situated above and below Caesarstone worktops in 'Fresh Concrete'. There is direct access to the courtyard through a full-height glazed door, which allows light to flood in. There is a WC on this level, as well as a utility cupboard under the stairs.

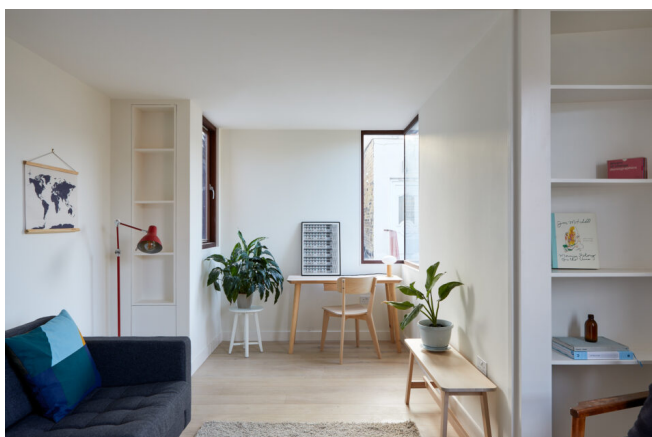
A living area occupies the majority of the plan on the first floor. There is also room for a second bedroom or office area here, which can be separated by a sliding door. Double-glazed picture windows are positioned at either end, ensuring the space is brilliantly bright. Engineered wooden flooring with an oak veneer creates delicate contrast against the micro cement on the ground floor; underfloor heating extends below. Open shelving has been cut into the walls, as well as into the stairwell that ascends to the second floor.

The top floor is given over to the main bedroom suite, a serene space with far-reaching views across the city. A roof light welcomes further light into the room, illuminating the pared-back palette of oak flooring and white-painted walls. Open shelving and a built-in wardrobe create storage space. In the en suite, green Valchromat cabinetry continues the material palette from the kitchen, while micro cement has been used to finish the walls. The WC, basin and bath are by Duravit, and the shower fixtures are by Crosswater.

The house is heated via an air-source heat pump, which facilitates the heating of both space and hot water, ensuring a highly sustainable energy rating.

Outdoor Space

A large glazed door opens from the kitchen directly to a secluded courtyard, which makes the perfect spot for a morning coffee.



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The Area

Camberwell is an exciting neighbourhood, kept young at heart by the presence of Camberwell College of Art. The area has traditionally been home to lots of creatives; the studios of Anish Kapoor, recently designed by Caseyfiero Architects, and Raqib Shaw are both nearby, and The South London Gallery, designed by 6A Architects, is a short walk away.

An excellent selection of independent restaurants, cafes and delis are all within walking distance of the house, including The Daily Goods coffee shop, Theo's Pizza, the esteemed Silk Road restaurant and The Camberwell Arms pub. Burgess Park is a ten-minute walk away and has tennis courts, two community gardens, and an expansive lake home to a varied array of the city's birdlife.

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 well served by at least ten bus routes.

Tenure: Freehold Council Tax Band: D

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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”.