

THE MODERN HOUSE



*Gordon Road, London SE15
£500,000 Leasehold*

Crib Apartments

Designed using a considered mix of industrial aesthetics and contemporary interventions, this one-bedroom apartment occupies the first floor of a converted pub near Peckham Rye. Exposed brickwork, concrete and steel piping contrast with geometric tiles and wood panelling to create a warm, welcoming home. There is a generous private balcony, with larger green spaces nearby, as well as a fantastic selection of restaurants and bars.

The Tour

The open-plan kitchen, living and dining area is the heart of the apartment. This space is characterised by exposed brickwork, steel piping and large sheets of glazing that open directly to a large balcony. The versatile space would suit a variety of arrangements, with ample room for living, dining, and even an office space. Rich tones, including the deep red of the front door and a smart brass pendant light, hint at the Victorian origins of the building.

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To one side is the kitchen, formed of a large island and a rear workbench. These are topped by solid concrete slabs, adding an industrial touch to the scheme, with black tongue-and-groove panelled cabinetry below for storage. There is a large butler sink with a window above that welcomes light in, plus a Smeg gas hob and a Bosch dishwasher. A breakfast bar creates a sociable spot to sit and enjoy a quick bite, or an evening cocktail.

A thoroughly peaceful space, the bedroom is a calm haven. One wall is of exposed brick, while the others are painted a simple white. There is also room for a desk in here, should one need a home-working nook away from the living areas. The adjacent bathroom is wonderfully generous – it's home to a roll-top bath, again harking to the old pub's Victorian history, and an industrial-style heated towel rail.

Outdoor Space

The apartment has a generous balcony, with room for several different seating areas. It has views over the greenery of Dr Harold Moody Park, making it a lovely spot for a morning coffee.

The Area

The apartment is excellently located just between two of South London's most exciting art and food scenes in Camberwell and Peckham. Minutes from the apartment is the South London Gallery, home to a rotating series of art installations and a popular café, South London Louie. Nearby is The Peckham Pelican with its range of bagels, beers, and occasional live music. Recent developments along Queens Road continue to contribute to the area, notably the Blackbird Bakery under the railway arches, Mama Dough's pizza restaurant, and several new independent bars.

Camberwell Church Street and its esteemed culinary scene are close by. An excellent selection of independent restaurants, cafés and delis are all within walking distance from the house, including Theo's Pizzeria, the esteemed Toad Bakery, and The Camberwell Arms pub. The newly opened Grove Lane Deli is hugely popular for provisions along with Gladwell's Grocery. There is also a weekly farmers' market on Camberwell Green.

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 cafés, along with live music. Nunhead Lane has a village-like feel, with a greengrocer, a fishmonger, a deli, a café and a new community centre by AOC architects. Popular local pubs include the Old Nun's Head, The Telegraph and Beer Shop. The green spaces of Burgess Park and Peckham Rye Park are a short walk away.

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Peckham Rye is the nearest station, just a 12-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 (10 minutes) and the Northern Line at Clapham High Street (8 minutes). Southern trains run services to London Bridge with a journey time of around 10 minutes while Southeastern trains run to Victoria in 12 minutes. There are also several bus routes towards Central London.

Tenure: Leasehold Lease Length: Approx. 120 years remaining Service Charge: Approx. £2,200 per annum Ground Rent: Approx. £350 per annum Council Tax Band: B

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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”.