

THE MODERN HOUSE



*London SE5
Sold*

Crofton Road

This beautifully conceived two-bedroom ground-floor apartment has been configured to maximise its potential for modern living. The apartment was built to a design by an architect formerly working under the RIBA acclaimed Simon Astridge Architecture Workshop with a private south-west facing garden, designed by Chelsea Flower Show gold-medal winners.

Wonderfully positioned at the top of a quiet residential street, Crofton Road is elevated above the nearby neighbourhoods of Camberwell and Peckham. Attention to detail has been the organising principle throughout the apartment; maple joinery, Venetian Terrazzo, tadelakt plaster and an exquisite colour palette are but a few of the elements which set the apartment apart from its peers.

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Accessed from the street on perpendicular Lyndhurst Grove, a striking façade of marine blue, with contrasting sun mural, alludes to the contemporary alterations that beguile the original fabric. The mural is a popular local landmark, having first been painted in the 1990s by former residents and which has been recently published in the local newspaper; the Peckham peculiar.

The reception/ dining room is situated at the front of the building, lit with a large east-facing bay window. The principal bedroom lies in the centre of the plan and has direct access to the garden through beautiful, bespoke, maple framed doors (found throughout). Next to the principal bedroom is the bathroom which is plastered in a dark green tadelakt and a dappled green venetian terrazzo.

The kitchen, to the rear of the building, is highlighted by a bespoke triple-width sink with brass hardware and Venetian Terrazzo matching that found in the bathroom. The sink is set into a small extension, also in maple, creating a further bay window, flooding the space with light and brilliantly tying together the design elements of the apartment. To the right of the sink, a rarely installed, albeit essential feature is a plumbed wine tap. Meticulously planned, the kitchen has extensive hidden storage and plywood work surfaces.

From the kitchen, the second of the double bedrooms can be found at the rear, opening up through glazed double doors onto the garden.

Crofton Road is a quiet residential street which gently inclines above the neighbourhoods of Peckham and Camberwell. The South London Gallery, recently extended and re-designed by 6a Architects, sits at the foot of the hill, beside the campus of UAL: Camberwell.

Independent restaurants, bars and cafes are all nearby and include perennial local favourites, Silk Road, Forza Win, Levans, Pedler and Kudu. Larger establishments such as Frank's rooftop bar, Peckham Levels and the Bussey Building attract crowds from across the city. The green spaces of Telegraph Hill & Peckham Rye Park are a short walk away.

Peckham Rye is the nearest station, just a ten-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 (ten minutes) and the Northern Line at Clapham High Street (11 minutes). There are also services to London Bridge (seven minutes) and Blackfriars (11 minutes). Nearby Denmark Hill station has non-stop services to Victoria (nine minutes) and Elephant & Castle (seven minutes).

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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”.