

THE MODERN HOUSE



Scena Way, London SE5
Sold

Emperor Apartments

This beautiful three-bedroom penthouse unfolds across the seventh and eighth floors of Emperor Apartments in Camberwell. Internally, a decorative light touch has been applied, defined by white-washed walls and vast swathes of glazing, allowing the uninterrupted views that stretch across the city to take centre stage. An expansive roof terrace flows from these minimalist living spaces adding a seamless sense of extension to the interior plan while fostering a wonderful sense of interaction with the outdoors.

The Building

Built in 2018, the building's arresting façade is characterised by its geometric forms, punctuated by enclosed balconies and generous glazing. The spatial arrangement of the buildings has been designed to overlook the immaculate communal gardens in the centre, which act like a secret garden. Dotted with mature trees, snaked pathways and neat lawns, these areas provide a beautiful spot to enjoy the sun and take in the leafy surroundings.

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The Tour

The entrance to the apartment is on the seventh floor, accessed either by an internal stairwell or lift. Arranged in reverse, the bedrooms unfold from the lower floor, while the main living spaces and terrace sit another level up.

The staircase ascends to the top floor, home to a vast open-plan kitchen, dining and living space. The kitchen lies at the front with a cleverly positioned island, which demarcates this area from the rest of the room while offering a social spot to cook and prepare. White lacquered cabinetry and matching worksurfaces add a sense of minimalism to the overall aesthetic. The room is filled with an exceptional quality of natural light owing to the extensive glazing that spans two aspects. White-washed walls cast further light around the space.

From the entrance of the staircase, the current owners have adapted what was a third bedroom to create a dedicated office space. Bespoke plywood shelving spans the length of the wall and a built-in desk set underneath a large picture window, adding a peaceful spot to work that sits away from the main living areas.

Two spacious bedrooms flow from the central hallway, each illuminated by floor-to-ceiling windows. The main bedroom has a smart en suite and use of a private terrace, neatly enclosed due to the sensitive design of the building. Both bedrooms have ample storage in the form of fitted wardrobes or open shelving. There is another bathroom on this floor, largely executed in large neutral tiles and replete with chrome fixtures.

The flat also has a dedicated parking space with electric charging point.

Outdoor space

Bi-fold doors slide open to reveal a magnificent roof terrace, which seamlessly flows from the living spaces and wraps around the apartment's southern and westerly aspects. The views from here are spectacular, offering a far-reaching uninterrupted outlook across Vauxhall's skyline and beyond. Decking has been laid throughout for ease, enclosed by glass balustrades. Unusually for such a large area, the terrace isn't overlooked and thus offers many opportunities for alfresco dining and entertaining during the warmer months.

The Area

Emperor Apartments are only a short walk from the much-loved Myatt's Field Park, which has a bandstand, summerhouse, and café, as well as tennis courts, a 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 is Theo's Pizzeria and local favourites Silk Road and Daily Goods.



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In the vicinity are also excellent galleries, including the South London Gallery and the Dulwich Picture Gallery. Both Peckham and Brixton are nearby and have a plethora of bars and restaurants, including Levan, The Begging Bowl, Artusi, and countless others.

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.

Tenure: Leasehold Lease Length: approx. 245 years remaining Service Charge: approx. £3,400 per annum Ground Rent: approx. £300 per annum Council Tax Band: E

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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”.