

THE MODERN HOUSE



*London SE5
Sold*

Grove Park

Designed by the RIBA-award-winning practice John Smart architects (now Craftworks), this three-bedroom split-level apartment forms part of a remodelled villa on Grove Park, a quiet, leafy street on the upper slopes of Camberwell.

Once a derelict Victorian villa, Smart dramatically brought the building back to life, dividing it into six flats and delicately restoring the brick façade. Each of the spaces was carefully crafted in a restrained palette of limestone and rich oak.

The communal front door is approached across a gravel hard-standing that provides designated parking for the residents. Access to this particular apartment is on the first floor, to a lateral hall that serves the living space at one end and the first of three bedrooms at the other. The living space is an L-shape, a wonderfully bright space that has four beautiful glazed doors that open to a rear-facing balcony, a feature added by the current owners.

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*London, South London
Sold*

Grove Park

The kitchen is simple in style with a clear palette of oak veneer cupboards and concrete-like stone worktop. Oak veneer runs throughout the apartment, a signature John Smart rhetoric, and blends well with the engineered oak floors that transition into a well-crafted staircase to the upper floor bedrooms.

There are two large bedrooms positioned in the eaves, a charming feature of the structure, and a bathroom which is tiled in minimal grey limestone.

John Smart architects (Craftworks) are well-known for their generous conversions of substantial period buildings, particularly in south-east London, of which this is a fine example. Proportions and light are paramount in creating living spaces that are dynamic and full of optimism.

The apartment is located amongst Camberwell's peaceful streets, flush with mature plane trees and large residences. At the end of the road is Lettsom Gardens, an amazingly private and little-known community garden that is run by a charity and supported by a modest membership fee. The space is divided between woodland, allotments, a tarmac sports ground and a small area of grass often used for summer picnics by members.

Grove Park is 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 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.

The Villa Nursery and Pre-Preparatory School is close at hand, as are Lyndhurst, Dog Kennel Hill and The Belham primary schools. Nearby Dulwich is well known for its independent schools.

Denmark Hill station is a short walk away, running direct rail services to Farringdon, Victoria and Overground services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line).

Tenure: Leasehold with Share of Freehold Lease Length: approx. 120 years Service Charge: approx. £600 per annum Ground Rent: approx. £274 per annum

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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”.