

THE MODERN HOUSE



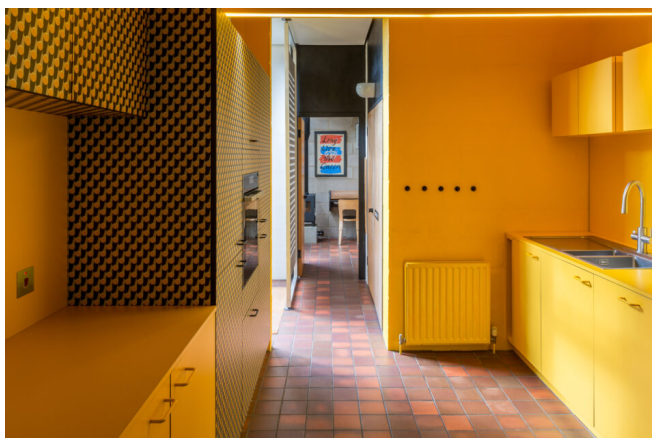
Grove Lane, London SE5
Sold

Harfield Gardens

This exceptional three-bedroom house is a rare example of a single-storey courtyard house built in the European Modernist tradition. Occupying a discreet position, just between Camberwell Grove and Grove Lane in Camberwell, the modest wood-clad exterior conceals an oasis of glass and colour inside. Designed in 1979 by the architect Martin Crowley, the house is arranged around two verdant courtyard gardens that function symbiotically with the inside spaces.

Planning permission was granted for a second storey in 2021, which would almost double the internal floor space and add a roof terrace to the front elevation.

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The house has recently undergone a complete structural and aesthetic restoration (including a new flat roof) care of Studio MacLean, introducing a bespoke buttercup-yellow kitchen with one of a kind cabinetry by Eley Kishimoto, new woodburning stoves and a shower pod by Jason MacLean. Carefully chosen bursts of colour serve to lift the original palette of black-painted wood, terracotta tile, bare block and brick without detracting from the strong geometric lines of the plan.

The house is wonderfully modest from the street, concealed behind a black and bright orange screen with only a glimpse of what lies within visible. Entry is to a west-facing walled garden, the first of two elegantly curated outside spaces. The interior plan is simply arranged using a modular system, with a series of equal-sized rooms, and an easy sense of flow between spaces.

The kitchen forms the heart of the house, newly redesigned using cabinetry in a yellow hue. There are bespoke elements throughout the house, such as lighting neatly inset into joinery on the ceiling. The room has the feeling of being large beyond its proportions with views to the third bedroom in one direction and through the living room into the garden in the other. Huge floor-to-ceiling wood-framed sliding doors open the inside spaces to the gardens at two aspects, including in the living room, encouraging a sense of inside-outside that is the hallmark of mid-century design.

There are two further bedrooms, each with ever-changing outlooks onto the gardens. Above each there is in-built storage conceived as part of the original design. Studio Maclean has sensitively worked within the parameters of the building, creating intelligent solutions for modern living that are compatible with the house's efficient layout.

The house is thoughtfully arranged to track the sun throughout the day and draw light into the inside spaces. The rear garden is east facing and is partially shaded by huge, mature bamboo that throws beautiful glimmers of dappled light and ensures that the garden retains a sense of intense privacy. The bamboo forms part of the original planting scheme, set around the steel frame and slate and concrete patio that remains.

The house is situated 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 in 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, as is Dulwich Village and its spectacular parks.

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.

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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.



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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”.