

THE MODERN HOUSE



*Grove Park, London SE5
Sold*

Highgrove House

Favourably located and lying on an elevated position in Grove Park, a quiet, leafy corner between Peckham and Camberwell, this expansive three-bedroom penthouse apartment unfolds over two floors of Highgrove House, a wonderfully contemporary building. Bathed in natural light, care of swathes of glazed screens, and with sweeping views towards the City and South London's verdant parks, the living spaces and bedrooms flow onto enticing balconies wrapping the façades. Conveniently positioned moments from the buzz of Bellenden Road, and less than 10 minutes on foot to both Peckham Rye and Denmark Hill, the apartment has lift access, a designated parking space in the building's secure underground car park and access to shared communal gardens to the front and rear.

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The Tour

The building's façade is defined by its honey-coloured brickwork and woven-metal decorative panels; the street-facing aspect holds rows of glazed screens, recessed behind deep balconies, rising on the fifth floor to a gently pitched roofline. Broad-leafed mature trees flank the site's entrance, where a short path, edged in billowing lavender borders, stretches to the front door, and shared lobby, lift and staircase beyond.

This penthouse apartment is positioned on the fourth and fifth floors, ensuring excellent levels of privacy. Dual aspect, and with expansive glazed sliding panels lining both its north and south elevations, all the internal living spaces and bedrooms give way to skirting balconies with striking panoramas.

Accommodation is configured across the two levels in a creatively efficient style, maximising the generous footprint of around 1,484 sq ft. Entry is to a spacious hallway on the lower level, bathed in natural light and with plentiful space for hanging coats. An overhead skylight pulls further light into this already bright space and draws the eye to the upper level.

Whilst the sociable living accommodation flows and melds to suit easy entertaining the spaces are distinctively arranged to also allow for versatility and quiet retreat. The main living area is wonderfully voluminous and has enormous glazed doors lining its southerly outlook, amplifying the sense of space. Wooden floorboards run underfoot and a balcony edges the perimeter; the perfect spot for a morning coffee, absorbing the breathtaking vistas. A large nook, with space for several work stations, is cleverly positioned to the rear and is ideal for home-working.

The large kitchen and dining space is an equally impressive area. Again, wide and high glazing opens to an expansive balcony, with plenty of space to dine alfresco, while absorbing immediate leafy views and the distant urban landscape. Sleek white work surfaces sit atop banks of grey cabinetry, lining the walls and within a large central island. There is ample space for a dining table to suit large social gatherings and neatly tucked in an inner recess is a utility space. Positioned adjacent is a convenient WC.

The lower level has three double bedrooms. The main bedroom has a pair of glazed screen doors, bathing the room in a wonderful quality of light throughout the day. A dressing area, replete with a run of built-in cupboards, is concealed behind a partition and leads to the en suite shower room. The two further bedrooms, located at the front of the plan, both directly access private balconies too. There is a large family bathroom, lined in crisp white tiles, maximising light.

Woven throughout is copious storage, including a generous under stairs cupboard – handy for everyday accoutrement.



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There is a designated parking space in the building's secure underground car park, accessed directly from Grove Park.

Outdoor Space

Sheltered balconies run the length of this apartment, creating a variety of wonderfully private and secluded places to sit and enjoy the sunshine, away from the action of south London on the doorstep. There is ample space, both front and rear, to set out a table and chairs and enjoy a morning coffee, lazy alfresco brunch or evening drinks, when these elevated perches give way to magnificent sunsets and mesmerising urban night time glow.

The residents of Highgrove House share spacious communal gardens. Beautiful mature trees, shielding and softening the front elevation, border well-maintained beds of colourful shrubs and flowers, awash with bees and butterflies. To the rear is a wonderful, tiered courtyard space, with multiple vantage points for relaxing and entertaining. Gabion walls and paved paths intersperse a dining terrace and array of raised beds, chock full of hued nasturtiums, sweet peas and greenery.

The Area

Serene and scenic, tree-lined Grove Park is wonderfully located – a ten-minute walk from the buzz of both Peckham and Camberwell, both of which offer an extensive list of lively cafés, bars and dining spots. Artusi, Kudu, Mr Bao and the excellent Levan plate up some of the best dishes in South London; also within walking distance, The Montpellier, The Victoria, Forza Wine and Brick Brewery are all very popular bars and pubs. Cafés such as Petitou and Crossroads provide an array of different atmospheres and Made of Dough serves up delicious fast-fired pizzas and flavoursome gelato. The area also hosts groceries and food stores with temptingly delicious artisanal fare: General Store, Gladwells, Dovedales, and Toad Bakery.

The Bussey Building is home to the notable Rooftop Film Club, while renowned Peckham Levels hosts a huge variety of theatre, art exhibitions, live music, talks and workshops. Sitting atop is Frank's Café, host to live events and one of the best places in London to take in sunset panoramas. A further cinema, the Peckhamplex, shows a wide range of films at its multi-screen venue. Our Resident's Guide to Peckham covers more of the area's delights.

Peckham Rye Park is an oasis of calm within walking distance, and is home to the sociable The Round Café, where many runners gather after Peckham's own parkrun on Saturdays. The park has a terrific children's playground and outdoor multi-gym course. Nearby Ruskin Park has a children's playground, sports pitches, seasonal paddling pool and refreshment kiosk, as well as a charming wooden bandstand, an ornamental pond, and a community garden with an orchard and diverse range of mature trees.

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Peckham Rye Station is just a 10-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 (11 minutes). Southern trains run services to London Bridge with a journey time of around seven minutes, southeastern Trains runs services to Victoria (16 minutes), and Thameslink services run to Kings Cross St Pancras (20 minutes). Denmark Hill Overground for services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line). The area is incredibly well served by bus routes and there are easy road connections out of London via the A2.

Tenure: Leasehold Lease Length: approx. 989 years remaining Service Charge: approx. £2,500 – £3,000 per annum Ground Rent: approx. £300 per annum Council Tax Band: F

Please note that the sellers of this property have a family connection to an employee of The Modern House Ltd.

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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”.