

THE MODERN HOUSE



London SE23
Sold

Honor Oak Road

This bright two bedroom apartment has been extensively refurbished by owner and architects, HA-EY. Contemporary interventions have been sensitively designed to compliment carefully restored mid-century features. Pops of primary colour in apartment's exquisite details add a playful contrast to the predominately monochromatic palette. The dual aspect apartment has far reaching views across London and of the neighbouring mature trees. Honor Oak Road is a quiet residential street, a short walk away from the cafes, bars and restaurants in Honor Oak, East Dulwich, Peckham and Nunhead.

The Architects

HA-EY is a design-led architecture and structural engineering practice based in south-east London. The practice offers a broad range of services, employing a multi-disciplinary approach from concept through to construction. HA-EY's primary focus is to create meaningful spaces that are both beautifully crafted and sustainable.

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The Tour

The 1970s building is set back from the street behind a communal garden; a winding pathway leads to a wooden double door with fluted glass panels. Entry to the apartment is on the first floor. The front door opens to a hallway, with technical marble flooring and an original glazed wooden partition flanking one side, drawing natural light deep into the space. The south facing living room is situated at the end of the hallway. Two large windows sit on both sides of the dining area, framing views over the neighbouring tree canopy and skyline beyond. The sitting area is parallel with the glazed partition, establishing two distinct zones within the space. Cork flooring runs throughout and gives the room a wonderful sense of warmth. Le Corbusier Les Couleurs Jung switches have been fitted to add a pop of colour to the space.

The newly fitted bespoke kitchen sits adjacent to the living room. Two rows of cabinets, finished in black Fenex, line the walls offering ample storage and worktop space. A black Franke sink sits below a large window fitted with a wooden sill, providing a deep ledge for potted herbs or flowers. Pale grey Italian porcelain tiles form the splashback and are continued on the opposite wall.

The generously proportioned main bedroom sits in the middle of the plan. A built-in oak wardrobe runs the length of a wall and a large window centres the room. The second bedroom, currently configured as a study, also has a large window and can comfortably fit a double bed. Located by the front door, the bathroom has been lined with grey square tiles and neatly configured to fit a bathtub with a fluted glass screen. Bespoke mirrored oak cabinetry above the sink conceals additional storage. The apartment comes with an allocated parking space.

Outdoor Space

There is a large south-facing communal garden surrounded by mature trees and shrubbery towards the front of the building, and another at the rear. Well used by residents, the gardens are green secluded spot for an impromptu picnic or to relax on sunny days.

The Area

Honor Oak Road is perfectly positioned for the broad selection of cafes, bars and restaurants in East Dulwich, Peckham, Honor Oak and Nunhead. Lordship Lane, a short walk away, is home to a vast number of independent shops, including Mons Cheesemongers, Moxon's Fishmongers, and Terroirs wine bar. The Horniman Museum and Gardens is located further to the south, with a child-friendly cafe, anthropological museum and farmers' market every Saturday morning.

The green spaces of Peckham Rye Park, Camberwell Cemetery and Dulwich Park are within easy reach, and nearby Dulwich Leisure Centre has a public swimming pool and gym.

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The closest Overground station is Honor Oak Park (a 10-minute walk away) which runs direct service to Highbury & Islington and London Bridge in around 15 minutes. Nunhead and Crofton Park Thameslink stations are also within easy reach and there are plenty of excellent bus routes in the area.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 983 years remaining Service charge: approx. £1,200 Council Tax: C



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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”.