

# THE MODERN HOUSE



*Westbourne Drive, London SE23*  
*Sold*

## Imperial Club, Apartment 3

Positioned on a quiet residential street a short walk from Forest Hill station, is this elegant redevelopment of a former industrial building known as Imperial Club. The team behind the project is Frame, a design-led property group founded by architects Nick Mansour and Hugo Braddick.

Apartment 3 is a two-bedroom unit on the first floor, measuring almost 800 sq ft internally, with a large combined living and kitchen area and Juliette balcony. An impressive skylight lines one side of the living space, allowing light to filter into the room.

The development consists of five apartments and three contemporary houses, with a simple and stylish monochrome façade of white glazed brick and black Crittall windows.

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Internally, the open living spaces are expansive and bright with exceptionally high ceilings and large amounts of glazing. The proportions of the rooms and the palette of raw materials, particularly wood and steel, echo the buildings industrial past. The kitchens, made from quarter-sawn Douglas Fir, are designed to be concealed from the main space by large sliding doors.

Forest Hill has become a very popular area of south-east London with the help of the London Overground extension. As a result, there are plenty of very good independent cafes, restaurants and pubs in the immediate area around Imperial Club. The Horniman Museum and Gardens is a very popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning. The centres of Dulwich and Peckham are within easy walking distance.

There are a number of 'outstanding' primary schools in the Forest Hill area, including Fairlawn Primary and Eliot Bank Primary.

The nearest station is Forest Hill, running London Overground services to Highbury & Islington via Shoreditch High Street and Canada Water (for connections to the Jubilee Line). Southern Trains runs direct services to London Bridge with a journey time of around 20 minutes.

Tenure: Leasehold Lease length: 125 Years Ground rent: approx. £500 Service charge: approx. £1,000



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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”.