

THE MODERN HOUSE



Brockley Rise, London, SE23
Sold

Karen Court

This beautifully crafted two-bedroom apartment is on a quiet residential street close to the border of Brockley and Honor Oak. Renovated with sustainability in mind, the current owners chose non-toxic paint and bespoke joinery made from reclaimed materials and fallen trees. The calm living spaces are enhanced by the tactility of beautiful wood grain found throughout, and each room is accented with a complementary pop of colour. A large private garden is positioned behind the building, with a decked terrace and a home office built to Passivhaus standards. Karen Court is a short walk from the cafe, restaurants and green spaces in Honor Oak Park, Crofton Park, Brockley, Forest Hill and Ladywell.

Environmental Performance

Sustainability was a priority during the renovation of this apartment. The office in the garden is designed to Passivhaus standards, built with a timber-frame construction, sheep's wool insulation, and burnt pine and larch cladding.

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The garden was influenced by permaculture principles; the ground has been designed so water can run off into a subsoil drainage system and collect in the garden's pond, where it then naturally irrigates the landscape.

A water-saving shower by Nebia has been installed in the bathroom. Reclaimed materials and fallen trees have been locally sourced and used to create various elements from bespoke joinery to garden features; offcuts were reused until virtually expended to reduce wastage. The paints throughout are low in VOC (volatile organic compounds).

The Tour

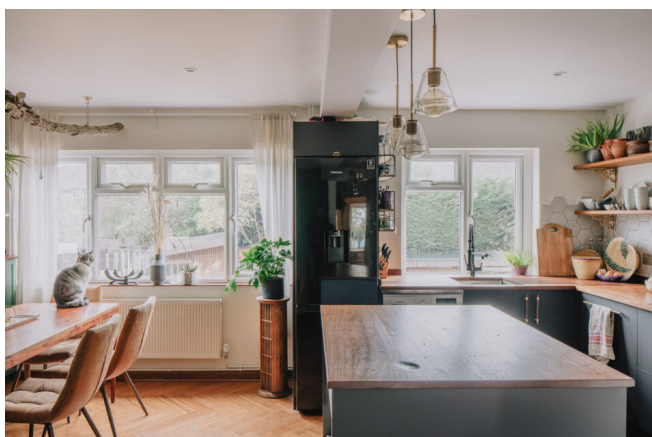
A private staircase leads to the first floor, and a front door is painted 'Chine Green' by Farrow and Ball. This opens to an entryway, which leads, in turn, to the open-plan kitchen, dining and living space. Here, the walls have been painted 'Hobby Room' by Earthborn, and a large casement window bathes the bamboo parquet floor in natural light. On one side of the chimney breast is bespoke built-in seating with tongue and groove panelling behind. This is flanked by two open shelves that create extra storage.

The kitchen is positioned on the other side of the room, where dark grey cabinetry is finished with brass fixtures and topped by a reclaimed iroko former school worktop; a matching island centres the space. Open shelves sit above white geometric tiles that form the splashback, and a sink is situated below another large casement window.

The east-facing primary bedroom is located on the other side of the plan; it is painted a serene deep blue. The second bedroom, currently used as a study, is painted a peachy hue. The wall colour, the beech window surround and the dark bamboo floor add a wonderful sense of warmth and texture to the space.

The bathroom walls have been painted in lime-wash paint, the moody 'Tumble' by Bauwerk. The light-coloured ceiling is clad with sauna timber made from water-resistant alder, offset by a walnut vanity and shelving. The walls and floors are finished with porcelain tiles.

A separate office space, inspired by Japanese joinery and Nordic architecture, is located at the rear of the garden. Internally, the walls have been painted in 'Cowslip', again by Bauwerk. The floor is solid bamboo, and the ceiling is Douglas fir plywood, the grain of the wood adding a textural dynamism to the space; shelves are made of live-edge ash. A large window with a wooden screen faces the garden towards the rear. A glazed sliding door opens to a courtyard garden surrounded by burnt pine slats mirroring the exterior cladding. There is electricity, a kitchenette with a mini fridge and external storage space.



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Outdoor space

The garden has been beautifully landscaped, focusing on growing fruit and vegetables. Wooden fences run along the perimeter, and a timber trellis was installed to grow beans and cucumbers. A granite pathway dotted amongst basalt gravel meanders around the garden, in between vegetable patches and a central space with ample room for outdoor furniture. At the side is a small pond with a barrel fountain; at the back, a raised Thermowood deck is sheltered by a mature elder tree.

The Area

Karen Court is excellently located near Honor Oak Park and Brockley. Local favourites include Rise Cafe, The Chandos, and the Honor Oak pub. The London Beer Dispensary, Jerome's Wine Bar, Crofton Park Tavern and the historic Rivoli Ballroom are all less than a 15-minute walk. Peckham is to the north and is well known for its food scene, including perennial local favourites Forza Win, Levan, Artusi and Kudu. Larger establishments such as Frank's rooftop bar, Peckham Levels and the Bussey Building attract crowds from across the city.

The Horniman Museum and Gardens is a popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning. Wood Vale is also well-placed to access the shops and restaurants of Dulwich Village and East Dulwich, as well as the open space of Dulwich Park. Karen Court is within easy reach of several other green areas, including Blyth Hill Fields and Ladywell Fields.

Honor Oak Park railway station is 10-minutes away and runs regular fast services into London Bridge station in 12 minutes. It is also part of the London Overground system and East London line, which takes you into Canary Wharf or East London (e.g. Shoreditch). Crofton Park station is also 10 minutes away and has Thameslink services to London Blackfriars via Peckham Rye and Elephant & Castle. It also runs to City Thameslink, Farringdon, London St Pancras and Luton Airport.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 979 years remaining Service Charge: approx. £176 per annum Council Tax Band: 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”.