

THE MODERN HOUSE



London SE15
Sold

Kings Grove III

This three-bedroom maisonette on Kings Grove, Peckham, unfolds across the ground and first floors of a handsome Victorian terrace. It has been impeccably renovated by its current architect owners, who enacted a two-storey rear extension and completely remodelled the interiors to create a beautiful, light-filled home that is perfectly adapted to modern living. The house is fully insulated and has a large west-facing garden that is wonderfully sunny throughout the day.

We've written about life in this house in more depth.

The Tour

The house is set back from Kings Grove behind a low brick wall with timber slats above. The simple façade is constructed of London stock brick with white fenestration, meaning the house sits harmoniously alongside its similarly designed neighbours. A gate opens to stone steps, which lead up to the sunny yellow front door. This opens to a large hallway with colourful patterned tiles underfoot and coat hooks on the wall.

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Upon entrance, the extent of the owners' careful renovation is immediately apparent. A large living room lies at the front of the plan, with walls painted a striking dark green and an elegant marble fireplace, home to a woodburning stove at its centre. The room is illuminated by light that streams in through a large window; there are built-in bookshelves on either side of the fireplace and wooden floorboards, reclaimed from a factory in Whitechapel, run underfoot. Folding doors open to the kitchen and dining area – these can be opened or closed as required, lending the house a wonderful sense of flow, plus privacy when needed.

The remainder of the ground floor plan contains a wonderfully proportioned kitchen and separate dining area, from which steps lead down to the garden. The minimal kitchen has been executed in a simple palette of sleek white cabinetry, quartz worktops, wooden floors and has a marble island-cum-breakfast bar at its centre. The stainless steel fridge/freezer and white-painted radiator add to this sense of serenity in the materials. The dining area has built-in shelving, which the current owners use to store their wine, and large bi-fold doors that open to the garden. There is also a WC on this floor.

The original double-height staircase, with built-in storage cupboards underneath, ascends to the first floor and the three bedrooms therein. A skylight above the landing allows natural light to stream in. Wooden floorboards, white-painted brick walls and light wooden ceiling beams create a pared-back atmosphere. The two larger bedrooms retain this simple palette; the smaller bedroom – currently used as a nursery – has smart, olive-green walls. The large en suite bathroom has floor tiles in a herringbone pattern and white wall tiles, plus exposed brickwork and copper pipes around the sink; the other bathroom is also clad in white tiles.

Planning permission was recently granted for a mansard roof extension. Full details can be found [here](#).

Outdoor Space

The expansive west-facing garden receives plenty of sunshine throughout the day and is a beautiful spot for sunbathing, reading and relaxing. Steps lead down from the decked timber area to a large section of lawn enclosed by timber slatted fencing. There is an outdoor store for logs and firewood.

The Area

Nearby Queens Road Peckham has a number of independent cafes and restaurants, notably the Blackbird Bakery under the railway arches, Peckham Cellars and Kudu, a popular cocktail bar and restaurant. Bellenden Road is within walking distance and has become a hub for independent restaurants, bars, and shops, including Artusi, The Begging Bowl and Flock & Herd butchers. The Bussey Building, just off Rye Lane, hosts an active and varied programme of yoga/dance classes and workshops.



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Queens Road Peckham is the nearest station to Kings Grove, just a two-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. Peckham Rye station runs services to Farringdon and Victoria.

Tenure: Share of Freehold Length of Lease: 994 years remaining Council Tax Band: B



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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”.