

# THE MODERN HOUSE



*Albert Way, London SE15*  
*Sold*

## Laundry House One

This exceptional 4-bedroom timber-framed house with a private rear garden is one of a pair designed by the renowned Quay 2c architects that has only very recently been completed.

The property is situated on a quiet residential road close to Queen's Road Peckham station, in an area that is becoming well-known for its rich array of architect-designed houses (including a Stephen Lawrence Prize-winning residence by Duggan Morris and an amazing conversion of a milk depot, also by Quay 2c).

The houses sit on the site of a former laundry, which has inspired a number of the details of the design. The house is constructed from laminated spruce wood and clad in cumaru (a sustainable South American hardwood) in a corduroy pattern. The cladding gives the exterior a sense of lightness and links it to the surrounding trees. This effect is enhanced by the use of an innovative Swiss-developed wildflower roof that uses a hay substrate.

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## Laundry House One

The forms of Georgian terraced houses are echoed in the way that the buildings are set back from the street, allowing light into the lower rooms. The front door is accessed via a short bridge. A hallway leads to an open-plan kitchen / dining room, whilst a shower room/ WC and a wonderful reception room make up the rest of the ground floor. The reception room features a beautiful timber ceiling and full-height glazed sliding doors that open onto the terrace and garden.

The lower ground floor features three double bedrooms (one with en-suite bathroom), a family bathroom (all bathroom fittings are designed by David Chipperfield) and a utility room where a washing machine can be kept. The main bedroom has glazed doors that open out onto a small, private courtyard.

The first floor consists of a single room, described by the architects as a 'pavilion' and imagined as a separate study, but could equally be used as a work space or a fourth bedroom. The 'pavilion' is clad in sand-blasted glass and opens onto a green roof.

The walled gardens at the rear are largely lawn and form part of what was the gardens of a large Victorian house nearby. There is also plenty of outside space at the front of the houses, including courtyards, areas for bins and bicycle storage.

The houses have been designed to Code for Sustainable Homes Level 4 standards and the projected EPC rating is an impressive B thanks to the solid timber construction, energy efficiency and use of triple glazing throughout.

Albert Way is a residential road in Peckham, approximately five to ten minutes' walk from Queen's Road Peckham station (East London Line and National Rails services), which runs services to London Bridge in just seven minutes. The area around the station is increasingly being populated with exciting cafes, restaurants and bars such as the Blackbird Bakery and Beer Rebellion. There is also a Sunday farmers' market. Well-regarded nurseries and schools in the area include Nell Gwynn Nursery and Kender Primary.

*London, South London  
Sold*

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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”.