

THE MODERN HOUSE



London SE10
Sold

Peyton Place

This impeccably executed three-bedroom house can be found on Peyton Place, a quiet residential mews in the West Greenwich conservation area. The former Victorian school hall has undergone a sensitive renovation to create a carefully considered, thoroughly contemporary home suitable for modern life. There is a south-facing sunken garden that extends over 500 sq ft and the home is within easy walking distance of Greenwich Park.

The Tour

The handsome brick exterior still bears the Victorian school hall sign over its entrance, a sensitive nod to the building's history that belies the contemporary interventions within. Steps lead to the covered front door, opening to a hallway with parquet flooring and a WC to one side.

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The expansive open-plan living space is a lesson in lateral living. Poured concrete floors with underfloor heating run throughout while vertical timber slats frame the double-height ceiling. The open kitchen/living area is wonderfully light care of a large skylight that sits overhead the mezzanine above. The pared-back kitchen has been executed in a mixture of simple grey and white cabinetry, with a marble-topped island/breakfast bar at its centre. A row of large windows allows light to stream into the space, illuminating the whole floor.

The current owners have added a mezzanine level in perforated metal, accessed via a striking steel and glass staircase. This is currently used as a study but is an eminently flexible space that would suit a variety of uses. A large skylight illuminates the space and creates a palpable sense of volume.

The three bedrooms and bathrooms have all undergone the same contemporary approach to their renovation. Parquet flooring extends throughout the bedrooms and large windows let in plenty of natural light. The main bedroom and its ensuing walk-in wardrobe and en suite are encased by fluted glass doors with smart, black metal frames. All three bedrooms face the private sunken courtyard. The main bathroom is clad in a mixture of hexagonal grey-black tiles and square marble tiles; while the shower room has been decorated using a combination of herringbone pattern tiles and white, brick-shaped marble tiles.

Outdoor Space

The south-facing sunken garden, created by the current owners in their recent renovation, extends over 500 sq ft and receives copious amounts of sunlight. It is a wonderfully private space and home to several evergreen magnolia trees.

The Area

The house is very well located in the centre of Greenwich and a few minutes from the open expanses of Greenwich Park and Blackheath. The pretty old town, famous for its maritime history, has an excellent selection of restaurants, pubs and shops, as well as a Picturehouse cinema and a theatre. The Old Royal Naval College, designed by Sir Christopher Wren in the 18th century, hosts a popular programme of events in the gardens, including concerts, an open-air theatre and a jazz festival.

The closest station is Greenwich, running services to Canary Wharf and Bank on the DLR and rail services to London Bridge and London Cannon Street (taking eight minutes and 12 minutes respectively). The Thames Clipper can be boarded from Greenwich Pier and runs services to Westminster in one direction and the O2 arena in the other.

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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”.