

# THE MODERN HOUSE



*St Mary's Road, London SE15*  
*Sold*

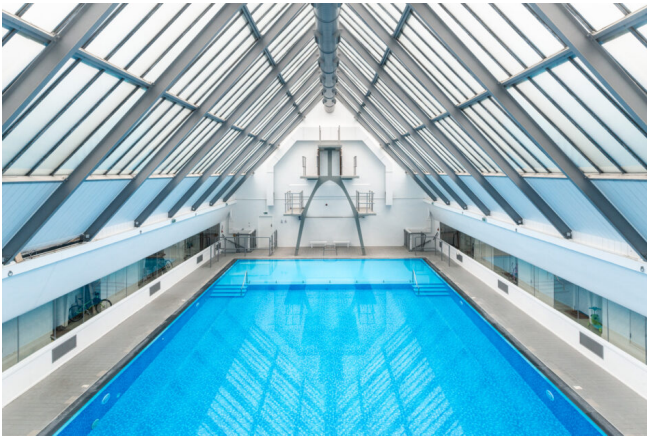
## Pioneer Centre III

This excellent three-bedroom split-level apartment occupies a covetable corner position in Sir Owen William's 1935 Pioneer Centre on St Mary's Road in Peckham. With banks of almost floor-to-ceiling windows that fill the rooms with light, it was hailed as 'Britain's best new building' by Walter Gropius when built. Originally designed to house a health centre, residents have access to unrivalled facilities including a striking 1930s swimming pool, tennis courts, gym and gated grounds.

### *The Tour*

Entrance to the apartment is on the first floor, from a wide corridor with fantastic views to the indoor swimming pool. The large open-plan living room/kitchen is wonderfully bright, with huge south-west facing windows that look out to the sports courts. The apartment is decorated in a monochrome palette throughout. The first floor has grey Marmoleum floors and a well-designed kitchen in white with steel finishes.

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A spiral staircase with wooden treads leads down to two bathrooms and the three bedrooms, which are filled with light from the original metal-framed windows. The smallest of these is connected to the master with a sliding door, and so could be well used as a study or dressing room. The building is set back from the tree-lined street, so the bedrooms face onto the quiet grounds.

The Pioneer Centre is Grade II\*-listed, and was converted to housing in the 1990s. All of the windows in the building were recently renovated and double glazed, and the 20m heated swimming pool is currently being refurbished. The building is extremely secure, and there is an allocated parking space in the gated car park.

### *Outdoor Space*

The Pioneer Centre was designed as the antithesis of corridor-dominated health facilities. Instead, Williams favoured large spans of uninterrupted space. On the outside, two square corners book-end a gently rounded middle section with rhythmic panelled windows. There were few internal walls, except ones made of glass, and this sense of airiness prevails now.

### *The Area*

The Pioneer Centre is excellently located between the thriving areas of Queens Road Peckham and Nunhead. Recent developments along Queens Road continue to contribute to the area, notably the Blackbird Bakery under the railway arches, Mama Dough's pizza restaurant, and a number of new independent bars. Nunhead Lane has a village-like feel, with a greengrocer, a fishmonger, deli, café and a new community centre by AOC architects. Popular local pubs include the Old Nuns Head, The Telegraph and Beer Shop.

The nearby Bellenden Road has become a centre for some excellent independent restaurants, bars, and shops, including Artusi, The Begging Bowl and Flock & Herd butchers. The Bussey Building, off Rye Lane, hosts an active and varied programme of yoga/dance classes and workshops, along with a residency from the Royal Court theatre. Peckham Levels hosts street food, bars and cafes along with live music. The green spaces of Telegraph Hill, with wonderful views over the city, and Peckham Rye Park are a short walk away.

Queens Road Peckham is the nearest station, just a five-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 7 minutes. Nunhead station is seven minutes' walk away with connections to Victoria (in 15 minutes) and King's Cross St Pancras (in 25 minutes).

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Tenure: Leasehold Lease length: approx. 102 years remaining  
Ground rent: approx. £125 per annum Service charge: approx. £2,900 per annum Council Tax Band: D



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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”.