

THE MODERN HOUSE



St Mary's Road, London SE15
Sold

Pioneer Centre

Occupying arguably the best position in the building, this remarkable two-bedroom split-level apartment forms part of the Grade II*-listed Pioneer Centre. Built in 1935 to a design by architect Sir Owen Williams, the building was described by Walter Gropius as 'an oasis of glass in a desert of brick'.

Entrance to the apartment is on the ground floor. The front door opens onto a lobby before revealing an expansive living / kitchen / dining area, with beautifully designed windows that line one side of the room. Up a spiral staircase there are two bedrooms, one with en-suite bathroom, and a family bathroom. At bedroom level there is a door that leads almost directly to the first floor swimming pool and communal gym. There is a communal tennis court at the front of the building and residents parking in the gated grounds.

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*London, South London
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Pioneer Centre

One of the most striking aspects of this particular apartment is the large amount of original glazing that makes up the entire south elevation, creating floor-to-ceiling windows in each room. Corner windows in the living room and master bedroom look out towards the more private rear side of the building. All the windows were recently renovated and double glazed.

The Pioneer Centre was designed as a purpose-built health centre for the 'Peckham Experiment', a unique study into the nature of health, led by Dr. George Scott Williamson and Dr. Innes Pearse. The scheme was devised to observe families in a community setting and to monitor the factors that contributed to human health.

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. The green spaces of Telegraph Hill & Peckham Rye Park are a short walk away.

Queens Road Peckham is the nearest station, 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 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).

Tenure: Leasehold Lease length: approx. 108 years (125 years from September 1999) Ground rent: approx. £125 per annum Service charge: approx. £3,000 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”.