

THE MODERN HOUSE



Champion Hill, London SE5
Sold

Ruskin Park House II

This pristine two-bedroom apartment, with private balcony, is situated on the third floor of Ruskin Park House, a wonderful modernist development on Champion Hill in Camberwell. Designed in the 1930s by Alexander Stuart Gray and William Watkins, Ruskin Park House stands as a monument to British Modernism, surrounded by beautifully maintained gardens.

This particular apartment is arranged around a balcony with stunning views across central London. The balcony is partly recessed into the plan, offering shelter, privacy and integral troughs for flowers and plants. The balcony can be accessed from either end of the property, via the second bedroom or the living/dining room. As such, the separate spaces of the apartment are bathed in natural light and flow together organically. Between the bedrooms and living room, sits a modern kitchen and a generously sized bathroom.

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Ruskin Park House is comprised of 241 flats in three blocks divided by formal gardens maintained by the estate's live-in caretakers. The blocks are arranged in 'zig-zags' with semicircular bay windows on each floor forming part of the estate's archetypal Art Deco style. It is one of the few blocks of its era to retain most of its period features including Crittal windows, a laundry and exquisitely tended gardens.

While Ruskin Park House is renowned for its beautiful streamline aesthetics, the architects were rather pragmatic in their approach to design. Gray, who trained under Lutyens, has described his approach in self-deprecating tones, '[Ruskin Park House is in]...the style of those days... long lines, bow windows... a modernistic style.'

Positioned on the slopes of Champion Hill, Ruskin Park House is minutes from the cafes, bars and restaurants of Camberwell, including Silk Road, The Daily Goods, The Camberwell Arms and Theo's. There are also excellent galleries in the vicinity, including the South London Gallery recently extended by 6a Architects, Hannah Barry in nearby Peckham and the Dulwich Picture Gallery.

Ruskin Park House is wonderfully served by public transport. Denmark Hill station is within 5 minute's walk, running Thameslink, London Overground and National Rail services across to London Victoria, London Blackfriars, Clapham Junction and nationwide.

Tenure: Leasehold Lease length: approx. 143 years Service Charge: approx. £3,350 per annum Ground Rent: Peppercorn



*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”.