

THE MODERN HOUSE



Champion Hill, London SE5
Sold

Ruskin Park House V

This wonderful two-bedroom apartment with a private balcony is situated on the fifth floor of Ruskin Park House, a 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.

The Architect

While Ruskin Park House is renowned for its beautiful streamlined aesthetics, the architects were rather pragmatic in their approach to design. Gray, who trained under renowned British architect Edwin Lutyens, has described his approach in a self-deprecating tone, stating that Ruskin Park House is in “the style of those days [with its] long lines, bow windows...a modernistic style.”

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London, South London
Sold

Ruskin Park House V

The Tour

Ruskin Park House is comprised of 241 flats across three blocks divided by formal gardens, which are maintained by the estate's live-in caretakers. It is one of the few blocks of its era to retain most of its period features including Crittall windows, a laundry and exquisitely tended gardens.

A private balcony is the focal point of the apartment and overlooks the gardens below. Access to the balcony is via either the master bedroom or the living/dining room, which both lead onto the space. The separate rooms of the apartment therefore feel carefully and organically linked, bathed in natural light from either end. One of the most impressive features of the apartment is a large south-facing semi-circular bay window that elegantly curves around one end of the living room. These iconic bays are arranged on each floor of Ruskin Park House and form part of the estate's archetypal art deco style. A mixture of solid oak reclaimed parquet flooring and carpet in a neutral beige line the floors of the apartment.

Between the bedrooms and living room sits a modern kitchen and a generously sized bathroom. The kitchen has dark built-in units topped with Corian, and ample storage space can be found in the cupboards and open shelving above the stove. The bedroom and bathroom both use a natural palette of colours and materials, with the bedroom painted in light grey and the bathroom tiled in simple white with wooden fittings. A smart study in navy blue adds a dash of sophisticated colour.

Outdoor Space

The apartment has a private balcony, which is partly recessed into the plan and offers shelter, privacy and integral troughs for flowers and plants. This can be accessed from either end of the property, via the master bedroom or the living/dining room. The aforementioned estate gardens are carefully tended, with an abundance of bushes and tall trees.

The Area

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

Ruskin Park House is well 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: 140 years remaining
Service Charge: £2762 Ground Rent: Peppercorn

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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”.