

THE MODERN HOUSE



*London SE5
Sold*

Southampton Way

This handsome Victorian building occupies the corner of Southampton Way and Rainbow Street, with a commercial shop front on the ground floor giving way to a striking apartment above. This unexpected space reveals itself gradually, building in light and volume across its four storeys. Crowned by an angular pavilion with double-height glazing, impressive living spaces stretch across the top two floors. Wide sliding doors open from a study out to a wide terrace, which spans the rear of the building. There is a courtyard on the ground floor. Formerly a café, the ground floor has commercial designation to be used as a business or shop or simply a work-from-home style space. The lively centres of Camberwell and Walworth are a short walk away.

The Tour

The building's exterior is a traditional Victorian shopfront at ground level; stock brick with banding and stucco detailing rises above. Positioned on the end of the terrace, the house's entrance has been cleverly moved to the side and opens immediately to a wooden stair that ascends to the living space on the first floor.

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On the first floor the apartment still works within the traditional envelop, with three sash windows placed across the front of the plan. The birch ply kitchen, fronted with mint-coloured Formica, is arranged in a U-shape at the back of the room, and has integrated appliances. A dining area sits beside the kitchen making a convivial space for eating.

The expertly crafted open tread staircase leads from here to the main living room on the second floor. Suddenly, the ambition of the renovation reveals itself. The stairwell is illuminated by the double-height glazing that runs across the rear façade, flooding the space with light. Wide wooden boards run underfoot, and there is underfloor heating throughout.

A distinctive sitting area has been carved out beside the wide sliding doors to the terrace. This beautifully self-contained 'moment' would serve as a wonderful workspace. Another twist of the stair leads up five more steps to a second living room. This generous space is amplified by a double-height ceiling at its far end, currently used as a dramatic second dining area. There is bespoke ply cabinetry across one wall.

The third floor is home to the main bedroom, suspended above the double-height space below. Its pitched ceilings create volume, while internal windows steal light from the living room downstairs. There is plenty of space here for storage. The adjacent bathroom is finished in soft blue tiling with oak joinery. It is a bright space, care of large windows and skylights.

The second bedroom sits back on the first floor and spans the full width of the apartment. It has a neighbouring bathroom, and there is also a utility room on this floor. There is ample scope for subdividing the upstairs layout to include a further bedroom.

The ground floor retains its layout from its time as a café, with a large central bar running through the space. There is a WC beside rear sliding doors, which open to the courtyard. There is a large cellar below, currently used for storage.

The apartment has PV panels and solar hot water providing electricity and hot water respectively.

Outdoor Space

The apartment has two distinct outdoor spaces. The courtyard garden on the ground floor is shaded by mature shrubs and is home to outdoor storage.

Hovering above is the terrace. Double-height glazing bounds the rear elevation and connects the main living spaces with a slice of the skyline. Laid with decking underfoot and surrounded by a brick wall, the space has plenty of room for planters and a dining table and chairs.

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The Area

Camberwell is a thriving neighbourhood, kept young at heart by the presence of the Camberwell College of Art. The area has traditionally been home to lots of creatives; the studios of Anish Kapoor, recently designed by Caseyfiero Architects, and Raqib Shaw, are both nearby; South London Gallery, designed by 6A Architects, is a short walk away too. The iconic Jazzlive at the Crypt consistently puts on excellent shows every Friday night.

Southampton Way is very close to Camberwell Church Street and its esteemed culinary scene. An excellent selection of independent restaurants, cafés and delis are all walking distance from the house, including The Daily Goods coffee shop, Theo's Pizza, the esteemed Toad Bakery, and The Camberwell Arms pub. The newly opened Grove Lane Deli is hugely popular for provisions along with Gladwell's Grocery. There is also a weekly farmers' market on Camberwell Green. Bellenden Road, Peckham's pretty village, which has an equally desirable selection of restaurants, cafés, and pubs, is just a 20-minute walk away. The local Tesco Express and 24-hour Pure Gym are just around the corner.

Burgess Park is a five-minute walk and recently benefitted from a £6m facelift. Its 140 acres feature tennis courts, sports pitches, two community gardens, a gallery and an expansive lake where fishermen can enjoy a spot of carp fishing. The green spaces of Ruskin Park and Peckham Rye are both within easy walking distance. Local leisure facilities also include the nearby Butterfly Tennis Club and Camberwell Green swimming pool.

There are several excellent state and public schools in the area, including Dulwich College, James Allen's Girls' School, Alleyn's School, The Villa Pre-Prep and Nursery, and Dog Kennel Hill Primary School.

Denmark Hill station is a 20-minute walk and runs direct rail services to Victoria, Blackfriars and St Pancras International, and overground services to Clapham Junction or Dalston Junction via Canada Water, which connects to the Jubilee underground line. Camberwell is also well-served by at least 10 bus routes.

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”.