

# THE MODERN HOUSE



*London SE5  
Sold*

## Southwell Road III

An expertly conjured combination of light and tactile materials has created an exceptional three-bedroom house with a uniquely grounded and welcoming atmosphere. A contemporary extension designed by David Money uses exacting joinery, concrete floors and expansive glazing to elevate this traditional Victorian terrace to something entirely its own. Situated on a leafy street beside Ruskin Park, the house's enveloping gardens disguise its proximity to the lively centres of Camberwell, Herne Hill and Brixton, all a short walk away.

### *The Tour*

Set back from the street by a geometric tiled pathway, a contemporary play on the traditional chequerboard, the house retains its charming traditional frontage. Large bay windows punctuate clean white render with the main entrance tucked in the side return,

The internal transformation is immediately clear upon entering the front door, a ribbon of skylights illuminating the hallway and the lively Josef Frank wallpaper that runs along the right-hand wall.

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A small step down from the original hallway leads to a remarkable rear extension brought to life by its connection to the surrounding garden, where planting sits at eye-level with the windows. Designed by architect David Money, this space cleverly draws in light that plays against its tactile materials to create a welcoming and grounded space.

Concrete floors, warmed by underfloor heating, extend throughout the space in contrast to the timber beams above and birch ply front joinery. The kitchen sits in a U-shape to the right, its olive green walls a beautiful backdrop for the light tumbling down from skylights overhead. There is plenty of storage and working space, along with integrated appliances. A distinct dining area sits to the side.

There is a natural flow from here to the living space, which is demarcated by exposed timber beams and wraparound glazing. A wide central window slides open at the rear, inviting in the garden and the murmur of wildlife around the pond. Sliding doors open on the left, stepping out to the oasis beyond.

The owners have embraced the age and gorgeous original features of the house's front. Wooden floors sit below a wide sash window with original shutters, and ornate cornicing runs around the ceiling. Deep shelving has been set either side of the chimney breast, which now houses a modern wood-burning stove.

Next door, a bright study, which could serve as a third bedroom, has wide French windows that open to a secluded part of the south-facing deck. Completing the ground floor is a hidden bathroom off the hallway with a walk-in shower, and plenty of storage space. There is further storage under the stairs.

On the first floor there are two bedrooms and a family bathroom. The main bedroom sits at the front of the house, and has a large bank of built-in wardrobes as well as a beautiful sash window overlooking the leafy street. The second bedroom sits at the back of the plan and opens to the sedum roof above the extension. There is further planting space on the roof with deep troughs currently housing a herb garden. The bathroom is finished in ceramic large format tiles and has plenty of storage space.

### Outdoor Space

The garden is a magical and enticing space centred around a slightly crooked ancient mulberry tree. Bountiful planting has established an almost jungle-like feeling with rhododendrons, acers, fatsia and ferns ensuring year-round colour and greenery.

Cleverly using excavated earth from the extension, the planting has been raised to sit level with the rear windows in the house. A contemplative pond sits within the beds, attracting an array of bird life, including the colourful parakeets of Ruskin Park.

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A deck beside the study leads along the house to where the garden widens out beyond the extension. Thin gravel winds between the teeming bed and around the mulberry tree leading to an outdoor kitchen and a sauna at the back of the garden, which is available by separate negotiation.

### *The Area*

Southwell Road is a quiet residential street just north-west of Ruskin Park and within easy reach of Camberwell and Brixton, both of which have an excellent selection of restaurants, cafés and pubs. Camberwell is home to Silk Road, The Daily Goods, The Camberwell Arms and Theo's Pizzeria. There are also excellent galleries in the vicinity, including the South London Gallery – recently extended by 6a Architects – Hannah Barry Gallery in nearby Peckham and the Dulwich Picture Gallery. Peckham has a plethora of bars and restaurants, including Levan, The Begging Bowl, Artusi and countless others.

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.

Loughborough Junction station is a four-minute walk for Thameslink services into Elephant and Castle, Blackfriars, Farringdon and St Pancras International. Denmark Hill station is a short walk away, running 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 many bus routes.

Council Tax Band: E

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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”.