THE MODERN HOUSE



Park Hill, London CRO Sold

St Bernards II

This three-bedroom house is well-positioned on the edge of St Bernards in Park Hill, Croydon. Rarely available, the houses were described by Nikolaus Pevsner as 'a group with few equals in Britain'.

Built in 1969-70, the estate is the only project by the renowned Swiss architects Atelier 5 in the United Kingdom and was inspired by the group's iconic Halen development near Bern, Switzerland. The upside-down plan, flanked by a private courtyard on either side, was informed by ideas of community and privacy, garden city notions of a healthy lifestyle, and Modernist intentions of truth of materiality, light and space. The 21 houses are set in 3 acres of communal landscaped gardens and were built on a south-facing slope shaded by mature trees. The whole estate is now designated a conservation area.

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London, South London Sold

St Bernards II

The stepped rows of houses allow for communal walkways lined with uniformly discreet entrances. From here, a wooden front door leads to the first of two courtyards, with a pergola that cleverly conceals the garden from its neighbours. Beyond this, large glass sliding doors open onto the dining room. Internally, the houses have a narrow profile that is angled towards garden views at each end. This house retains most of its original form, and is well-preserved throughout.

The dining room leads to a kitchen lit from above with skylights. A small bedroom that also looks to the courtyard is currently used as a study. Beyond this is the large living room, with a timber balcony and floor-to-ceiling windows. This house has long views over the shared lawns, uninterrupted by other houses.

The bedrooms are downstairs, with sliding doors that open onto the second and wonderfully private courtyard. Like their predecessors in Halen, the houses in St Bernards have a large 'rumpus room' behind the bedrooms. Intended for noisy activities like children's games, the current owner has re-imagined this as a third bedroom, with a lightwell to the courtyard above.

St Bernards has great communal facilities and grounds, in line with Atelier 5's intentions for it as a cohesive community. The residents remain actively involved in running the estate. There is a large underground car park which was visionary for its time – within which each house has a space – as well as visitor's parking.

Park Hill Park has a lovely playground, tennis courts and formal gardens. A little further afield is the 114 acre Lloyd Park, which has sports pitches. Surrey street market – one of the oldest known street markets in London – has recently undergone a million-pound refurbishment and is open weekly. The opening of Boxpark Croydon in 2016 spurred a flurry of new restaurant openings, and the area has is still undergoing significant regeneration. Fairfield Halls, built in 1962 to bring theatre and music to Croydon, has also recently undergone a £30m restoration.

St Bernards is a 12 minute walk from East Croydon station which has fast connections to Farringdon (which will connect with Crossrail on its completion), Victoria and London Bridge, taking between 15 and 20 minutes, and also to the south coast. Croydon is part of London's tram network, connecting it to Wimbledon and Beckenham. The house is also only a 40-minute drive from Gatwick Airport.

Service charge: approx £1,080 per annum

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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".