

THE MODERN HOUSE



Park Hill, London CR0
£560,000 Freehold

St Bernards IV

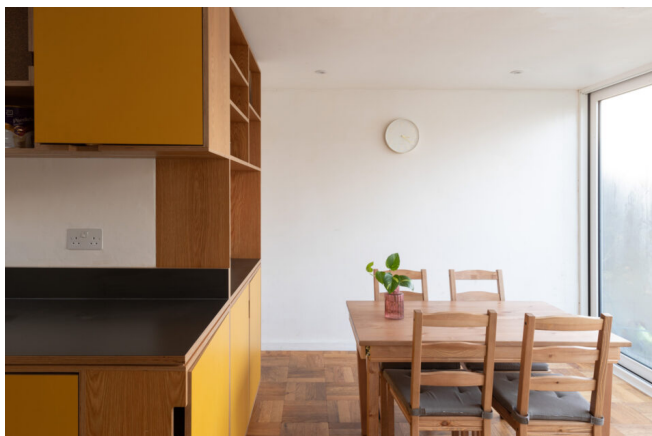
This wonderful two-bedroom house is ensconced in the quiet green streetscape of St Bernards, designed by Atelier 5 in the late 1960s. Rarely available, the houses on this estate were described by Nikolaus Pevsner as 'a group with few equals in Britain'. Upside-down in its plan, the two bedrooms are found on the lower-ground floor, opening out to a luscious courtyard garden. Above, the main living space has views beyond its balcony across the maze of gardens that weave throughout the estate. Set within three acres of communal landscaped gardens, the house is also close to the rolling expanses of Park Hill and Lloyd Park in Croydon.

The Estate

Constructed between 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. An upside-down house in plan, the two bedrooms are found on the lower-ground floor, with the principal living space above. The rooms are serene, flanked by private courtyards to both the front and rear.

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Informed by ideas of community, privacy and the garden city sensibilities of a healthy lifestyle, as well as the modernist intentions of truth of materiality, light and space, the 21 houses are set in three acres of communal landscaped gardens. They were built on a south-facing slope shaded by mature trees; the whole estate is now designated a conservation area. For more information, please see the History section.

The Tour

The stepped rows of houses allow for communal walkways lined with uniformly discreet entrances, establishing a peaceful and secluded atmosphere. From here, a wooden front door leads to the first of two courtyards, and a pergola cleverly conceals the gardens from their neighbours. The garden studio, fully connected to electricity, is beside this beautiful entrance way and would make an excellent home office.

The house itself opens to a corridor leading to the expansive living room, which spans the full width of the house. Wide metal-framed windows look out to the wooden balcony beyond and draw light deep into the space. Beautiful parquet floors have been thoughtfully introduced, adding character. A deep white balustrade marks the central stairwell, which partitions the living room and kitchen.

The kitchen sits at the front of the plan; its 'Sunflower' laminate worktops by Uncommon Projects inject playful colour into the birch ply units. The galley configuration is reimaged here with a sightline through the house, opening up the room and adding a sense of space. A skylight draws more light into this central part of the house. There is room for a separate dining area beside wide sliding doors open to the front courtyard. A WC and shower room is set to the side, and built-in storage is tucked beside the entrance.

Both the bedrooms are downstairs, adding an air of seclusion to the ground floor. The tranquil main bedroom is a generous double with built-in storage. Wide glazed doors invite an excellent quality of light throughout the space and open to the private courtyard garden at the rear. The second bedroom is next door with more useful built-in storage and the same access to the garden. At the centre of the plan is the family bathroom and a large separate utility room. Cork floors run throughout this level.

The house has an allocated parking space in the secure underground car park, and there is visitors parking within the estate.

The Area

St Bernards is close to Park Hill Park, which has a lovely playground, tennis courts and formal gardens. A little further afield is the 114-acre Lloyd Park with sports pitches.

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Surrey street market, a 15-minute walk away, is one of London's oldest known street markets. It 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 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, with fast connections to Farringdon (connecting to the Elizabeth Line), 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 £1,440 per annum 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”.