

THE MODERN HOUSE



London SE22
Sold

Underhill Road

This expansive five-bedroom house sits on a quiet residential street a short walk from Dulwich Park and the cafes of Dulwich Village. Arguably the most impressive space within is the voluminous kitchen extension, which is characterised by its soaring glazed doors to the garden; here, an exceptionally crafted studio provides a flexible space currently configured as a recording studio.

We've written about this house in more detail.

The Tour

The house is set back from the street behind a private driveway with off-street parking for two cars. It has a traditional late-Victorian elevation formed of London stock brick with red brick accents, white stucco and a grand two-storey bay.

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Entry is to a hallway with high ceilings and a view through to the garden and studio beyond. A grand reception room lies to one side; formerly a traditional double reception room, it has since been opened out to one generous space. It reflects a truly modern approach to living, yet retains original features such as the fireplace and cornicing. A wall of bespoke cabinetry provides storage space, while another wall is clad in sound-treated wooden louvres to provide the best acoustics for the current owners' grand piano. The living area is bathed in natural light from a large bay of sash windows; engineered oak boards run underfoot across the ground floor living areas.



The rear extension is home to the kitchen and dining room, where variations in volume and scale are used to wonderful effect. Lowered several steps below the front section of the house, the contrast in volume is emphasised by the light that pours in from the skylight and full-height sliding doors to the garden. The custom-designed kitchen has quartz worktops and bespoke wooden cabinetry, with a central island finished in highly-resistant Fenix; a dining area lies opposite, in front of the glazed doors. A microcement floor establishes a modern, tactile finish, warmed by underfloor heating.

The downstairs cloakroom is positioned under the stairs; it is a colourful and characterful nook with Mandarin Stone tiles and a Lusso Stone sink. A separate staircase provides access to the cellar, which serves as a utility room and houses the boiler.



On the first floor, there are three bedrooms and a Jack and Jill bathroom. The main bedroom is a bright, east-facing room with a wide bay window and a separate walk-in wardrobe with fitted storage. The tiled en suite bathroom has a freestanding bathtub and separate rainfall shower. The second and third bedrooms, currently configured as a gym and study respectively, are west-facing rooms with outlooks over the garden. Two further bedrooms can be found on the second floor, both with dormer windows and a shower room between them.

In the garden, the current owners have built a high spec recording studio clad in cedar and designed in the Japanese shou sugi ban-style, which highlights the natural colour and texture of the wood, making it more weather-resistant and durable. Although currently configured as an industry-standard soundproof recording studio with tie lines to the main house, it has been designed with flexibility in mind; the live room within could also be easily converted to a WC, allowing the space to function as guest accommodation.

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Outdoor Space

Millboard decking wraps the rear of the house, where doors to the kitchen slide open to blur the boundary between inside and out. A cast concrete bench forms the border between the deck and the AstroTurf lawn, creating a peaceful west-facing seating area where there is a gas-supplied outdoor firepit. The lawn is bordered with beds of plants and trees including an olive tree. A gravel path leading to the studio extends along one side.

The Area

Underhill Road is perfectly positioned for the broad selection of cafes, bars and restaurants of Peckham and Dulwich. Lordship Lane is just a 10-minute walk away and is home to a vast number of independent shops, including Mons Cheesemongers, Franklin's delicatessen and the Picturehouse Cinema.

Peckham is equally close. Alongside the popular shops, cafes and restaurants of Bellenden Road, including the General Store, Flock & Herd Butcher, and Review Bookshop, Rye Lane has a vast number of independent retailers, longstanding shops and newer arrivals. Local favourites include The White Horse pub, The Montpelier, Persepolis, Peckhamplex, Copeland Park & Bussey Building, Frame Architect's Market Peckham, and Nola Coffee.

The green spaces of the Horniman Museum and Gardens, Dulwich Woods, Peckham Rye Park and Dulwich Park are a short walk away. Dulwich Leisure Centre has a public swimming pool and gym.

East Dulwich Station has rail links that reach London Bridge in around 15 minutes. Forest Hill, Denmark Hill, and Peckham Rye stations are all a short bus ride away, for access to the London Overground and trains to Victoria Station.

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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”.