

THE MODERN HOUSE



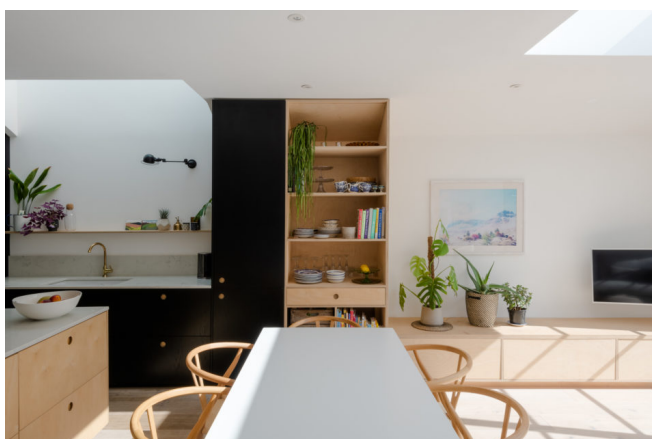
London SE22
Sold

Upland Road

Positioned on Upland Road, minutes from Peckham Rye Park, this expansive four-bedroom terraced house with large garden, has been extended in recent years by DLM Architects.

The front elevation presents an elegant set of geometrical forms, including round segmental window arches and a simple pitched roof above the first-floor master bedroom; the resulting impression is of typically stately Victorian restraint. However, inside, beyond a driveway with space for off-street parking, the house reflects a truly modern approach to living: spaces have been cleverly opened up to encourage the flow of light and emphasise the grand proportions of the house.

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*London, South London
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Upland Road

An expansive double reception room occupies the front of the plan. A large arched window, with original stained glass embellishments, vies for status as the focus of the room with a grand Victorian marble fireplace. Contemporary engineered-oak floorboards with underfloor heating run throughout these spaces and across the entirety of the ground floor. The adjoining family room, acts as an intimate form of antechamber and connects to a light-well, in which a small window seat has been fitted, creating a wonderful place to read by natural light deep into the plan.

The hallway leads back, past the downstairs WC to what is now the newly formed heart of the house. DLM Architects have designed an extension at the rear, creating an expansive open-plan kitchen, dining and living space, leading out onto the garden via steel-framed Crittall doors.

A range cooker is tucked away at the back of the kitchen, with a bespoke aged-brass splash back and glass-funnel pendant lights from Retrouvius. These hang above a custom-made, birch-ply island which can be moved around the space care of its industrial casters. Work surfaces are of Carrara Compac Quartz and an inset sink is by Shaws of Darwen. Cabinetry throughout is in birch-ply and accented black from Naked doors. A convenient utility area is positioned towards the back of the kitchen, behind the cooker and has a skylight above, as well as ample kitchen storage space.

Low-level cabinetry stretches beyond the dining room into a further living room with a skylight above and direct access to the garden via Crittall doors. The garden itself has been recently landscaped and has a sizeable patio adjoining the house, as well as a lawn section with flowerbeds and a number of olive trees. At the foot of the garden there is a shed and an additional seating area positioned for al fresco dining perfectly positioned for the later-afternoon sun.

The first-floor is principally occupied by three bedrooms. The master bedroom, positioned at the front of the house, has a large original stained-glass window, black-stained floorboards, as well as bespoke fitted wardrobes and a Calder cast iron fireplace with slate hearth. The two further bedrooms on this floor have traditional four-column, cast-iron radiators.

A family bathroom on this floor has contemporary encaustic tiles, while a separate shower room has a handmade concrete sink by Forma Studios and reclaimed iroko shelving. Both have underfloor heating.

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The second-floor of the house has a further bedroom, occupying the former loft space. This is a remarkably bright space, currently used as a guest bedroom and home office, high above the bustle of family life below. There are Velux skylights and Juliet balcony at the rear of the room. Ample storage space has been created in the eaves of this loft conversion. There is also a generously sized basement on the ground-floor for further storage. The house has a brand new Vaillant boiler and fusebox.

Upland Road is perfectly positioned for the broad selection of cafes, bars and restaurants of Peckham and Dulwich. Lordship Lane, home to a vast number of independent shops, including Brickhouse Bakery, Mons Cheesemonger, Franklins delicatessen and Picturehouse Cinema (to name only a few) is a ten-minute walk away.

The green spaces of Peckham Rye Park and Dulwich Park are a short walk away. Dulwich Leisure Centre has a public swimming pool and gym. There are a number of 'outstanding' schools in the area, including Dulwich Hamlet Junior School. Local schools include Alleyn's, Dulwich College, JAGs and The Charter School. The house is within the catchment area of Goodrich Primary School which is highly regarded.

The nearest stations are Peckham Rye, Forest Hill and East Dulwich which run Southern Rail services and London Overground services citywide. Trains to London Bridge take approximately thirteen minutes.

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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”.