

THE MODERN HOUSE



*London SE5
Sold*

Valmar Road II

This striking three-storey house, originally built in the 1970s as a gatehouse to an industrial estate, was subject to a complete redesign by architects Dow Jones in 2003. The current owners have carefully reconfigured the internal spaces by extending the ground floor, creating a seamless transition between the living spaces and the courtyard garden at the rear. There are three bedrooms set across the upper floors alongside a south-facing roof terrace offering an elevated oasis to complement the garden below.

The Architect

Dow Jones Architects is an award-winning RIBA Chartered Practice with a reputation for producing well-crafted, conceptually clear architecture. They are experienced at delivering carefully detailed buildings which respond to complex and sensitive cultural and historic settings. Notable projects include the Garden Museum, Maggie's Centre and Christ Church Spitalfields.

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The Building

The house sits on the end of a terrace of bay-fronted Victorian homes. It cuts a striking profile with its dark brick exterior, aluminium window frames and zinc-clad roof, which encloses a terrace accessible from the second floor. Characterised by clean architectural lines, Dow Jones has used a considered palette of materials, creating a set of understated spaces with a palpable sense of light and volume throughout.

The Tour

The house sits behind a low brick wall with a gate, which encloses an immaculate front garden. A short pathway leads to the front door, opening a wonderfully bright open-plan living area. Natural light pours deep into the plan from the floor-to-ceiling bi-folding doors and glass extension at the rear; these doors slide to reveal a beautiful courtyard garden. At the front of the plan lies a full galley kitchen with neutral cabinetry and dark-stained wooden work surfaces. Large grey ceramic tiles flow throughout this level.

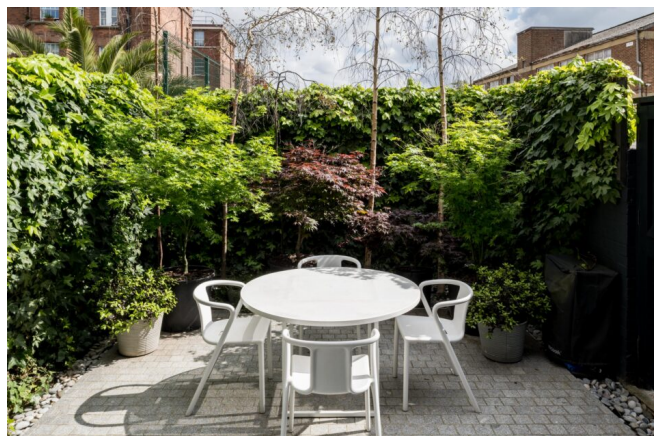
A staircase leads to the first floor, with two spacious bedrooms and an immaculately renovated bathroom. The main bedroom is dual aspect and sits at the rear of the plan, with views over the leafy courtyard garden below. The second bedroom is currently configured as a walk-in wardrobe with floor-to-ceiling open-hanging rails and a plethora of built-in cupboards. Generous slabs of veined marble clad the newly renovated bathroom, which has a bath with a rose shower.

A further staircase leads to the third bedroom on the top floor. The walls have been painted a midnight blue creating a calm, serene environment as light cascades through the dual-aspect layout. A further set of bi-fold doors open onto the roof terrace clad in smart composite decking and built-in seating.

Outdoor Space

A south-facing roof terrace crowns the top of the house with plenty of space for a dining table and chairs, along with a vantage point to enjoy the movement of the sun over the course of the day. A wonderfully private and secluded space, the terrace provides plenty of opportunities for outdoor planting and includes a seating area.

On the ground floor, large sliding doors give access to a courtyard garden. Planted borders surround the perimeter with a wide variety of trees and shrubs, including Acer Palmatum.



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The Area

Valmar Road is only a short walk from the much-loved Myatt's Field Park, which has a bandstand, summerhouse, and café, as well as tennis courts, a children's playground and a community greenhouse. Camberwell Church Street and its exciting foodie scene is close by. The Camberwell Arms is of particular note, as is Theo's Pizzeria and local favourite Silk Road. There are also excellent state and public schools in the area.

Several stations are close: Oval and Stockwell for Northern and Victoria Lines, Loughborough Junction for Thameslink services into Elephant and Castle, Blackfriars, Farringdon and St Pancras International, and Denmark Hill Overground for services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line). Camberwell is also well served by at least ten bus routes.

Council Tax Band: D

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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”.