

THE MODERN HOUSE



*London SE5
Sold*

Belham Walk

This excellently positioned apartment, just a few minutes walk from Camberwell Green on Belham Walk, represents a rare opportunity to buy on the D'Eynsford Estate, a development designed in the heart of Camberwell by former RIBA vice-president Clifford Culpin in 1971.

The apartment is positioned on the top floor of Belham Walk, a redbrick block tucked behind the cafes and restaurants of Camberwell Church Street, overlooking a small private park.

Inside, the apartment has been lovingly restored by the current owners; beautiful parquet flooring has been reintroduced across the majority of the floor plan and original mid-century features have been celebrated throughout.

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The main living space is comprised of an open-plan kitchen/dining room with breakfast bar, connecting to a reception room. These communal areas are bathed in natural light care of large windows and a full-height glazed door, opening out onto a private balcony. The bathroom features a bespoke terrazzo sink top and rosewood shelving.

The D'Eynsford estate has an active Tenant Management Organisation who oversee community activities and maintenance, including the management of a wonderful community space called The Secret Garden.

Camberwell is an exciting and developing neighbourhood, kept young at heart by the presence of Camberwell College of Art. The area has traditionally been home to lots of creatives; the studios of Anish Kapoor, recently designed by Caseyfiro Architects, and Raqib Shaw are both nearby and The South London Gallery, designed by 6A Architects is a short walk away.

An excellent selection of independent restaurants, cafes and delis are all within walking distance of the apartment, including The Daily Goods coffee shop, the esteemed Silk Road restaurant and The Camberwell Arms pub.

Denmark Hill station is a ten-minute walk and runs London Overground services to Shoreditch (25 minutes) and Clapham Junction (14 minutes). There are also Overground services to Clapham High Street (4 minutes), for connections to the Northern Line, and Canada Water for connections to the Jubilee Line. There are numerous buses from Camberwell to both Oval and Elephant and Castle, providing links to the City and Central London.

Tenure: Leasehold Lease Length: approx. 107 years Service Charge: approx. £1,212 per annum



*London, South London
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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”.