

THE MODERN HOUSE



London SE15
£1,575,000 Freehold

Danby Street II

Set on quiet Danby Street, not far from the buzz of Peckham's Rye Lane, this five-bedroom house is a picture of clean, contemporary design. The spacious plan of over 2,100 sq ft unfolds across three storeys, each united by a crisp, understated decorative scheme. A substantial back garden is home to a studio with an adjacent storage space, as well as a vegetable patch teeming with home-grown produce. While transport connections are great (Peckham Rye Station is only a short walk away), the local amenities, including much-loved restaurants and fantastic green spaces, make it hard to ever want to leave.

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The Tour

Slotted into a neat infill site, the house makes a punchy first impression: its façade is of a deep red brick (contrasting against its stock brick neighbours), with clever design interventions, including a glass extension and dark grey-framed windows that hint at the bright, expansive interiors within. Designed with eco-efficiency in mind, the house has been subject to a considered retrofit in recent years, with zoned remote-controlled thermostats and double-glazed windows throughout. A smart home system has been discretely incorporated throughout with lights, thermostats, the front door lock and external security cameras all controllable via Google Home.

The front door is at the end of a short path paved with slate tiles and bordered by mature bushes and palm trees. It opens to a hallway that links up the ground-floor living spaces, creating an easy sense of flow between them. There is a WC and a separate utility space finished with beautifully crafted bespoke joinery on the left-hand side, while the living spaces are arranged along the right.

At the front of the plan is the smaller of two reception rooms – a cosy yet substantial space with a warming cast iron fireplace set within a white surround. Just along the corridor, in the middle of the plan, is the kitchen, composed of understated dove grey cabinetry and quartz countertops with integrated Bosch appliances. A glazed door to one side gives direct access to the garden and brings in natural light.

A partition wall divides the kitchen from the larger second reception room at the back of the plan. The wall is used as a breakfast bar, with stools currently placed in the living room side; this clever arrangement makes it a great space for entertaining guests while cooking in the kitchen. The rear reception is huge, made to feel even bigger by a bank of glazing alongside the far wall that frames a view of, and opens to, the garden. Light drawn in here bounces around both of the interlinked rooms, reflected by the crisp white walls.

A strikingly sculptural glass atrium sits above the stairwell at the front of the house, bringing a sense of volume and brightness. The stairs reach up to the first-floor landing, where there are four bedrooms: two at the front, one in the middle, and one at the rear. There is also a large bathroom on this floor, with dual access from the corridor or via the back bedroom. Loosely divided into two spaces, the rear has a walk-in shower and a free-standing bath, while a WC with double sinks sit in the front half. The entire floor is well-lit from windows along three aspects and from the adjoining atrium.

The top floor, up a second flight of stairs, is entirely occupied by a bright and airy principal bedroom with two atmospheric skylights above and an adjacent en suite shower room. There is an excellent provision of storage in this room with a bespoke walk-in wardrobe and plenty of incorporated hanging space, which also provides access to the eaves.



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Outdoor Space

There is a wonderfully private and south-facing garden at the back of the plot, bound by a fenced perimeter. Full-height doors from the rear reception room open to a patio area at the front of the garden, great for an alfresco dining and cooking set-up. A short flight of steps rises to a lawned area, with a boundary of black planters separating it from the patio. The current owners have installed a raised bed along one side of the lawn for growing fruit and veg, presently home to budding tomato plants, pak choi, corn and avocado.

A large studio at the rear (with a useful adjoining storage space) is reached via a paved path along one side of the lawn. The studio is fronted with a huge bi-fold glazed door and is clad with beautiful cedar wood. Decorated with the same calming palette as the main house, it makes for a wonderful home study – or somewhere to escape to.

The Area

Danby Street is wonderfully positioned between East Dulwich and Peckham. At the end of the street is the ever-popular parade of shops and restaurants on Bellenden Road including Artusi, The Sourcing Table, and Made of Dough, with café Petitou just around the corner.

Peckham has several independent restaurants, bars and cafes including perennial local favourites Forza Wine, Levan, and Kudu. Larger establishments such as Peckham Levels, the Bussey Building and the rooftop bar Frank's attract crowds from across the city.

The popular expanse of Peckham Rye, home to the Sexby Garden, sports pitches, and The Round café, is a short walk away. Camberwell Cemetery and Dulwich Park are within easy reach, and nearby Dulwich Leisure Centre has a public swimming pool and gym.

East Dulwich's Lordship Lane is a 10-minute walk and is home to a vast number of independent shops including greengrocers Bora & Sons, Mons Cheesemongers, Moxon's Fishmongers, Bon café and a wonderful deli, Jones of Brockley.

East Dulwich and Peckham Rye Stations are equidistant, both a 10-minute walk away. Trains from East Dulwich station reach London Bridge in around 15 minutes. Peckham Rye runs London Overground services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee line can be reached at Canada Water (10 minutes) and the Northern line at Clapham North (11 minutes, via Clapham High Street). Southern trains run services to London Bridge with a journey time of around seven minutes. Southeastern services run to Victoria (16 minutes), and Thameslink services run to King's Cross St Pancras (20 minutes). There are easy road connections out of London via the A2.

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Permission has also been granted for a significant £40m restoration of the Grade II-listed Peckham Rye Station in order to improve accessibility.

Council Tax Band: C

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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”.