

THE MODERN HOUSE



*London SE24
Sold*

Elmwood Road

This beautifully-crafted five-bedroom house, completed in 2014, was designed by acclaimed local practice Knox Bhavan Architects.

It forms one of a pair that sit on an elegant Edwardian terrace in North Dulwich. Described by the architects as their “London Brownstone” houses, they have a street frontage formed of a softly-coloured terracotta sandstone.

Accommodation is arranged over three storeys. The ground floor features a large, light living room with high ceilings and polished concrete flooring. A step down takes you to an open plan kitchen / dining room with full-height glazing at the rear that opens onto the rear terrace.

Over the next two floors there are five bedrooms and 3 bathrooms, one of which is en suite. The flooring across these upper levels is in bamboo.

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The interior is notable for its meticulous detailing in all aspects including well-crafted internal joinery which is visible on elements such as the staircase and integrated sliding shutters to the front bay windows. Externally, the high levels of craftsmanship continue with terracotta sandstone laid in ashlar courses and white sandstone lintels, columns, and sills aligning with the stucco bands on the neighbouring period houses. The appearance is described by Knox Bhavan as “a contemporary reworking of the Edwardian street typology”. At the rear the exterior is clad in tongue and groove larch with window seats in oak projecting from the rear facade. There is a small well-planted garden at the rear of the house designed by Pamela Johnson Garden Design.

Knox Bhavan are one of London’s most respected architecture practices in the field of residential design. They have the rare honour of having no less than three of their houses shortlisted for the prestigious Manser Medal, winning it once with Holly Barn in Norfolk, sold by The Modern House in 2012. Knox Bhavan pride themselves on their respect for the surrounding environment, as reflected in the way this house fits comfortably into an Edwardian terrace, and what they describe as their “craft orientated approach that embraces both natural and cutting edge materials”.

The property has been shortlisted for a RIBA award and Blueprint design award 2015.

Elmwood Road is in an area often referred to as the North Dulwich Triangle, a largely residential network of wide, attractive streets. North Dulwich train station is moments away, running services to London Bridge (15 – 20 minutes) and Herne Hill station, also nearby, runs services to both Victoria and Blackfriars (11-12 mins). Dulwich Village, East Dulwich and Herne Hill are a short walk away offering excellent independent shops, restaurants and a thriving farmers’ market.

The area is renowned for the quality of its schools, both state and private, as well as its green spaces.

To read an RIBA Journal about the house click [here](#).

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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”.