

THE MODERN HOUSE



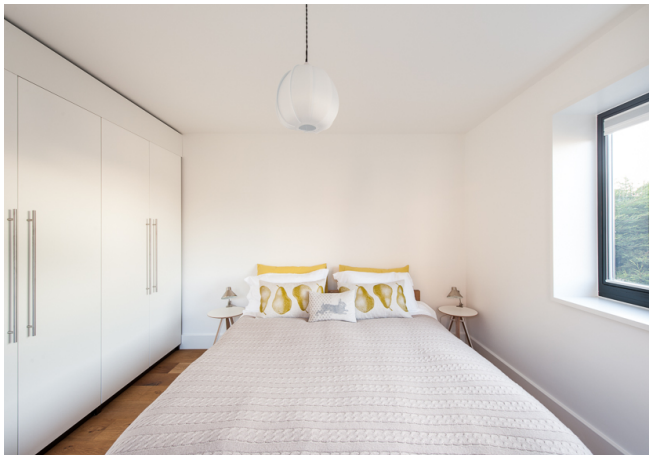
*London SE19
Sold*

Essex Mews II

These three exemplary eco houses are newly completed to a design by MW Architects in conjunction with the RIBA Award-winning developers Solidspace. Each of the properties has three bedrooms, two bathrooms, a private garden and off-street parking.

The design is a contemporary reinterpretation of the traditional family house. Externally, it incorporates vernacular elements including brick façades and pitched roofs. By contrast, the interior arrangement is entirely modern, and employs Solidspace's trademark 'split section', which uses half levels to create exciting open-plan living spaces with outstanding levels of natural light. The key social spaces of the house – the areas for eating, living and working – feel connected but semi-private at the same time. This design not only creates volume (each house measures 338 cubic metres), it also eradicates the traditional areas of wasted space such as hallways.

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Each house is split across five half-levels. At the heart is the sunken kitchen / dining room, with full-height glazed sliding doors to the lawned garden. Up one half-level is the living space, with the study area a half-level above that. There is one bedroom on that level with the second bedroom and family bathroom on the next half-level and another bedroom with en-suite shower room in the roof space.

The houses are equipped with oak engineered hardwood floors, gas-fired underfloor heating to the main living and kitchen areas, slate floor tiles, solid granite kitchen worktops, fully integrated Bosch kitchen appliances, ceramic tiles, solid-core timber doors, Cat 5e cabling and low-energy lighting. They also incorporate high-performance double-glazed windows, high levels of insulation and superior air tightness to help eliminate drafts and reduce heat loss. A mechanical ventilation and heat-recovery unit offers improved air quality and energy efficiency.

The three houses are located on a newly created mews towards the northern end of Rockmount Road. The shops and restaurants of the Crystal Palace 'triangle' are within easy reach, and rail services are available from Gipsy Hill. Large areas of green space are provided by Crystal Palace Park and Norwood Park.

Solidspace is a very rare example of a development company with a commitment to architectural excellence. Its homes have been recognised by, among others, the Civic Trust, the Royal Institute of British Architects, the American Institute of Architects and the Mies Van der Rohe Foundation. Its most well-known project is One Centaur Street in London, designed with the renowned Anglo-Dutch architects dRMM in 2003. One of the most critically acclaimed residential buildings in recent memory, it was described by Jonathan Glancey of The Guardian as "a minor masterpiece".

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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”.