

THE MODERN HOUSE



*London SE8
Sold*

Evelyn Street

This award-winning house was designed by architect Hugh Strange in 2010. It is cleverly tucked behind a line of Victorian buildings on Evelyn Street in Deptford; it unfolds over the ground floor of the original period terrace, opening onto a private courtyard garden and the new single-storey house beyond. A contemporary palette of materials including concrete, glass, cross-laminated timber and hurricane-felled Nicaraguan hardwood has been used to dramatic effect throughout. The house has won awards from RIBA, AIA and The Wood Awards.

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The Tour

Entry is through an unassuming shopfront into a shared lobby area, a bright, peaceful space fitted with double-glazed windows. The front door opens into a calm, considered room with high ceilings and cork floors, beautifully lit by the large floor-to-ceiling windows opposite. Built-in wooden shelves provide plenty of storage space and a hatch in the floor opens to a large cellar. There is a WC with a shower, as well as a kitchenette on the left-hand side, which could easily be configured as a home office or studio space. Beyond the kitchenette is a second room where polished concrete floors run underfoot and windows, framed with tropical hardwood, face the private courtyard and the main house.

Entry to the main house is via a minimal corridor, which opens onto a large open-plan living and dining area. A wall of glass runs across the rear of the building, a section of which can be folded back to reveal a charming stone patio. Windows extend across all four sides of the house, allowing an abundance of natural light in, as well as small glimpses of foliage. The contemporary kitchen runs along one wall, with the contrast between the light and dark wood creating an aesthetically arresting effect. There is bespoke joinery throughout kitchen. Noguchi-style lanterns hang between the ceiling beams and built-in window seats complete the space.

There are two equally-proportioned bedrooms, both filled with bespoke joinery – from the wardrobes to the beds. The main bedroom sits just off the entrance hall and is conjoined with a Jack and Jill wetroom, which has double-height ceilings. The second bedroom contains a sizeable built-in bunk bed, perfect for a children's bedroom. Beyond is a hallway with a large cupboard and a hidden utility room that provide ample storage space. The long sightlines have been carefully executed and create a wonderful feeling of flow throughout the house.

Constructed with energy efficiency in mind, the house features underfloor heating throughout, which is powered by an eco-exhaust air heat pump; there are also solar panels on the roof.

Outside Space

The central courtyard is paved with brick and completely enclosed. A peaceful spot bathed in sunlight throughout the day, it is home to a large fig tree and is enclosed by a brick wall, with a stone parameter at the rear. There are plenty of planting opportunities.

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The Area

Deptford is a thriving area of London with a growing cultural profile and arts community. It is now recognised as one of the most fashionable parts of south London, boasting outstanding local pubs and restaurants including L'Oculta and Artusi sister-restaurant Marcella, and is conveniently positioned near New Cross, Greenwich, Brockley and Peckham. Goldsmith's Centre of Contemporary Art, designed by Turner-prize winning architects Assemble, is within walking distance. The area is also home to Deptford X, a free annual visual arts festival. There are farmers' markets every Saturday at Brockley Market and at Deptford Market Yard, a collection of independent shops and restaurants set within and around Deptford's refurbished railway arches.

There are multiple transport links within the area including Deptford station, which runs connections to London Bridge in 6 minutes. Deptford Bridge runs DLR services to Bank and Lewisham, as well as Overground services. New Cross Overground is also near Evelyn Street.

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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”.