

# THE MODERN HOUSE



*London SE5  
Sold*

## Hopewell Yard

This unique two-bedroom apartment extends over two floors of an old Victorian omnibus station. The building was renovated in 1990 by David Quigley, and the interiors have been carefully arranged to maximise space, light and impact. The apartment sits between the green expanse of Burgess Park and the Camberwell Green Conservation Area.

### *The Building*

Originally a Victorian omnibus terminus, Hopewell Yard was creatively redesigned by David Quigley in 1990. Unapologetically postmodernist in style, the decorative exterior elevations are characterised by the polychromatic brickwork, brightly coloured balustrades and window frames and the luminescent render composed of crushed seashells. Together they establish a richly textured façade, described by the architect as 'urban wallpaper', accentuating the art deco motifs repeated throughout the design.

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### *The Tour*

The approach to the apartment is through a series of progressively more intimate spaces, from the street, into the private courtyard and then winding up the external stairways and balconies to the apartment. The journey into the heart of the Victorian structure is punctuated by the flashes of colour and detail that characterise Quigley's design.

Entry is to a voluminous lobby with a soaring pitched roof, the space illuminated by a skylight above. In the main reception room, the eye is immediately drawn to the two sets of French windows leading onto the terrace and filling the room with light. The contemporary kitchen and abundance of glazing establish a modern living space, while the carefully preserved pattern and patina of the original Victorian brickwork celebrate the building's layered history.

Mirroring the structural elements of the entrance lobby, the kitchen is a dramatic double-height space with a bright skylight framed by wooden beams, which articulate the space. The blue cabinetry is topped with a copper worktop, and a thin slate splashback wraps around the kitchen.

The main bedroom is upstairs and embraces the industrial materials of the original building, including brick and woodwork. The current owners have introduced bespoke storage, set into the pitch of the roof, to create a spacious and efficient main bedroom. Sliding shutters sit alongside the low-level windows and the wide porthole window at the centre of the room. The second bedroom is on the lower floor and has direct access to the terrace through a glazed door.

A family bathroom sits off the main entrance. Space under the stairs is utilised to provide utility cupboards away from the main living spaces, and light patterned tiles and a neutral palette make this a bright space; there is a bathtub with a shower overhead.

The apartment has an allocated parking space in the courtyard and the underground garage. There is also covered cycle storage in the communal courtyard.

### *Outdoor Space*

A large south-facing terrace spans the full width of the apartment with views over the internal courtyard. From here, the lively details of Quigley's design can be observed from a quiet vantage point. There is plenty of space for a dining table and chairs, along with planters and pots. Recently redecked, the area has a beautiful finish and feels tucked away from the action of Camberwell Green, just five minutes away.



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### *The Area*

Camberwell is an exciting 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 Caseyfiero 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, Theo's Pizza, the esteemed Silk Road restaurant and The Camberwell Arms pub.

Burgess Park is a five-minute walk away and has tennis courts, two community gardens, and an expansive lake home to a varied array of the city's birdlife.

Denmark Hill station is a 15-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 (four 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. 91 years remaining Service Charge: approx £1,550 per annum Ground Rent: approx. £370 per annum Parking: There is resident's parking in the courtyard and in the underground garage 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”.