

THE MODERN HOUSE



*Grove Park, London SE5
Sold*

Myrtle House

Designed by the award-winning practice John Smart Architects, Myrtle House is an exceptional new house in the sought-after Conservation Area of Camberwell Grove.

The property is one of four houses created from a Victorian building, known collectively as St John's Orchard. It combines a historic fabric with exciting and unashamedly modern interiors. The design is a reinvention of the traditional home, comprising a series of highly dynamic living spaces programmed for a variety of family uses. The project is currently on-site, with completion scheduled for summer 2012, so the incoming purchaser has the chance to customise the layout and finishes if desired.

Accommodation measures approximately 3,745 sq ft over five floors, to include five bedrooms and three bathrooms. The centrepiece of Myrtle House is a spectacular 6m-high dining area with floor-to-ceiling glazing. Above it on the piano nobile is the Great Room: a grand reception room that occupies the entirety of the first floor.

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At the front of the property is a garden and an off-street parking space. To the rear is a landscaped garden measuring more than 50m in length. There are far-reaching panoramic views from the upper rooms of the house, as well as from the roof terrace at the top.

The architects have designed a bespoke timber staircase that winds its way through the house, and the specification throughout is of a very high standard. This is a family home of grand proportions and rare quality, perfectly suited to 21st-century living.

Grove Park is situated within walking distance of the Overground stations at Denmark Hill and East Dulwich, offering direct trains to London Bridge, Victoria and Farringdon. There are several excellent state and public schools in the area, including Dulwich College, James Allen's Girls' School and Alleyn's School. The Dog Kennel Hill Primary School is a short walk away.

John Smart Architects was given an RIBA award for its new-build housing on Dog Kennel Hill in East Dulwich, and it has previously been identified by Wallpaper* magazine as one of the world's best emerging practices.



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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”.