

London SE15 £1,125,000 Freehold

Nunhead Grove II

The subject of a radical and light-enhancing intervention by the architect Nick Elias, the utterly contemporary interiors of this four-bedroom house are belied by its traditional Victorian façade. Its meticulous and thorough renovation has included the addition of a striking rear extension to establish a flowing, spacious plan. A simple, fresh palette of muted tones allows the house's materials – wood, limewash, micro-cement and glass – to take centre stage. There is also a garden at the rear, peppered with greenery and home to a handy garden shed. The house is a short walk from the excellent restaurants, cafés, and open spaces of Peckham Rye and Nunhead.

The Architect

Nick Elias Studio work across a variety of sectors, from housing to aviation, in addition to consulting on high-profile projects with other leading architectural firms. Before founding NES, Nick Elias worked at Foster + Partners and Haptic Architects. His eponymous studio has been the recipient of several awards, including the RIBA Donaldson Medal and the Sir Banister Fletcher Medal. It was also shortlisted for the RIBA Bronze Medal.







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Nick has been involved with teaching at the University of Greenwich, UAL and UCL and has won a RIBA Silver Medal for his academic work. His drawings have also been widely acclaimed and were even included in the Royal Academy's renowned Summer Exhibition.

The Tour

Positioned on a quiet, leafy corner in Nunhead, this house's traditional Victorian façade is composed of buff brickwork and slate roofing. Sash windows sit alongside painted decorative courses. A short path culminating at a fan-lit front doorway bisects the small front garden, which is bound by low masonry walls and metal railings, edged with bushy lavender.

Entry is to a generous hallway – a handy spot for coats and shoes. This flows to the beautifully bright main living spaces, which immediately create a warm and welcoming atmosphere.

The house has been redesigned and extended with great consideration and precision. The original footprint is exploited to maximum effect: the layout has been extended at the rear, with copious glazed panels and a glass roof pulling in a fantastic amount of natural light. The two aesthetics of modern and traditional blend harmoniously to create a truly special set of interior spaces, where an emphasis on quality materials and attention to detail is apparent throughout.

A large and lofty open plan space for cooking, dining and relaxing lies within the east-facing extension – a room laid out to suit its distinct uses. There is a wonderful spot to sit and chat adjacent to a defined dining area, where there is mono-pitch sky-lighting, an enticing window seat and floor-to-ceiling glass doors. These encourage this living area to extend beyond the internal boundary onto the lovely patio; the perfect location for a morning coffee and easy alfresco dining.

The kitchen has been executed to an incredibly high standard. White worktops, crafted runs of bespoke painted and ash-fronted cabinetry, and antiqued brass ironmongery result in a highly pleasing and generous set of working spaces. Grey-hued micro-cement flooring, with warming underfloor heating, runs underfoot while lime-washed walls, finished in earthy pinks and light brown tones, offer a soft backdrop.

Ply door reveal linings, designed to invite you through a matching timber portal, lead to two interconnected reception rooms. A beautifully lightened oak floor runs right through, uniting the central living space – used by the current owners as a work and play space – and the more formal sitting room. Here, in this cosy, calming retreat, open shelves have been introduced in the alcove to one side of the chimney breast and the double-glazed window is shielded by louvred shutters.





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An elegant staircase ascends firstly to a half landing, where there is a beautifully arranged bathroom complete with a luxuriant bath and separate walk-in shower resting atop geometrically patterned floor tiles. Above, on the first floor, are two double bedrooms. The larger overlooks treetop views through a pair of double-glazed sash windows and has plentiful built-in cupboards. The equally well-appointed second bedroom also has painted timber floorboards and a far-reaching verdant view.

A further two bedrooms sit on the second floor. Distinct in character, both make the most of the volume afforded by their attic positions. The roof pitch is exposed in the bigger room, creating a greater sense of space; here, a carefully positioned roof light augments the flow of natural light, and of an evening gives glimpse of starry skies overhead. An en suite shower room sits adjacent.

Outdoor Space

Extending seamlessly from the rear extension an alluring patio melds the internal living spaces with lovely vantages to relax, dine and socialise. The garden is perfectly laid out to suit sociable alfresco entertaining and moments of play or quiet sojourn enjoying a coffee and crossword.

Enclosed by painted walls and timber fencing, offering privacy and shade on sunnier days, the garden has a lovely tapestry of planting surrounding the central grassy area. This leads to a sizeable garden shed, handy for everyday accoutrement.

The Area

Nunhead has a great village-like feel, with a greengrocer, a fishmonger, a deli, a café, and a new community centre by AOC architects. Local favourites include Good Cup for coffee, The Beer Shop, Mother Superior for wines/artisanal nibbles, and Alkemi for beautiful handmade gifts. There is also a great selection of pubs like the Old Nun's Head, Skehans, and The Man of Kent which is just around the corner.

Nearby Peckham was recently voted 'Best Place to Live in London' by the Sunday Times and is home to popular spots such as Bellenden Road, with its much-loved independent cafés, restaurants, and bars; these include Levan, Artusi and The Begging Bowl. Review Bookshop is a fantastic local independent bookshop, while The General Store is a neighbourhood grocery store and coffee shop presenting the finest seasonal produce, including Neal's Yard cheese and a selection of natural wines. Market, at the end of Blenheim Grove, is home to workspaces, Tonkotsu and rooftop views from Forza Wine.

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The nearby Bussey Building and Peckham Levels, off Rye Lane, host an active and varied programme of yoga/dance classes and workshops, street food and pop-up bars, including the rooftop Frank's Café, while the Peckhamplex multi-screen independent cinema is a hidden gem. Peckham Levels hosts street food, bars and cafes, along with live music.

The green spaces of Peckham Rye, Telegraph Hill and Goose Green are very convenient for children and dog walkers, while Nunhead Cemetery is a beautiful woodland oasis with wonderful views across the city skyline.

Nunhead is the nearest railway station and runs Thameslink services to London Victoria and Blackfriars, both in around 19 minutes. Nunhead Station connects to Peckham Rye in two minutes, from which Overground services run to Highbury and Islington, Shoreditch High Street and Dalston to the north and Clapham Junction south. The Jubilee Line can be accessed via Canada Water (10 minutes away) and the Northern Line at Clapham North, via Clapham High Street (11 minutes). There are easy road connections out of London via the A2.

Council Tax Band: C



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".