

# THE MODERN HOUSE



*London SE22  
Sold*

## Overhill Road

This outstanding 4/5-bedroom house, located on a residential road in East Dulwich, was completed in 2006. Designed by Jeffrey James, it is a spacious and characterful home that fills with light. It has a good amount of outdoor space, with both a back garden and three terraces. It also benefits from off-street parking.

Using the framework of an existing 1920s house, James has fashioned a spectacular Modernist structure that has been described by the *The Architects' Journal* as “radical” and “exceptional”. Externally, the design clearly echoes the early Modernism of Le Corbusier and the Bauhaus architects, yet internally the large, open-plan spaces are more in tune with contemporary life.

The most impressive spaces are the split-level kitchen / dining / living room, which opens out onto a terrace at the back, and the staircase with a large strip skylight above, bringing light through all three storeys of the house.

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There are terraces at roof level, first-floor level and at the back of the house. There are fantastic views from the top of the house over the valley at the rear. The garden reaches a studio building at the bottom, while at the front there is a further seating area, off-street parking and beds filled with shrubs and flowers.

Overhill Road is a residential road in the popular East Dulwich area. It is located off Lordship Lane, a road that has a broad range of independent shops, bars and restaurants including the celebrated Franklins (a restaurant and farm shop). Dulwich Park is nearby, as is the Dulwich Picture Gallery, Horniman Museum and other attractions. Numerous buses go directly into central London. East Dulwich, Forest Hill and Honor Oak Park are the closest train stations.

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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”.