

THE MODERN HOUSE



*London SE5
Sold*

The Hamlet, Champion Hill

This fabulous 1960s terraced house has been refurbished to an exceptional standard. Accommodation measures approximately 1,200 sq ft, to include three / four bedrooms, a living area, kitchen / dining room, bathroom and shower room. The house also benefits from an integral garage, a balcony on the first floor and a garden at the rear.

The current owners have carried out a sympathetic restoration of the interior, maintaining original features where possible but also bringing it up-to-date. In the kitchen, for example, they have combined modern fitted units with original cupboards to wonderful effect.

The first floor is the focal point of the house, containing an open-plan, split-level reception / dining area with extensive glazing on both sides. There are two balconies, one at either end. The top floor contains three bedrooms and a bathroom. The ground floor has a large fourth bedroom or study with built-in storage and access to the garden at the rear.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

THE MODERN HOUSE



The Hamlet, Champion Hill

The Hamlet is an award-winning development of 32 freehold houses with an attractive green, built in 1967 to a design by the architect Peter Moiret. There is an active residents' association, which ensures that the integrity of the original design is maintained and that the exterior appearance of the houses is uniform. There is an annual summer barbecue on the green.

The house is a short walk from Denmark Hill station, from where trains run to Victoria in 9 minutes and London Bridge in 12 minutes. There are also frequent, direct trains to Blackfriars, Farringdon and St Pancras. There are good local bus links. Shopping facilities, bars and restaurants are available at Camberwell Green / Denmark Hill, on Lordship Lane and in Dulwich Village. The house is within walking distance of several green spaces, including Brockwell Park, Dulwich Park and Ruskin Park. There is a variety of local schools, including Dulwich College, Alleen's and James Allen's Girls' School.

[Click here for a MAP.](#)



*London
Sold*

THE MODERN HOUSE



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”.