

# THE MODERN HOUSE



*London SE15  
Sold*

## York Grove

This striking house is a rare example of a detached, three storey Modern house with a good sized garden in an excellent location in Nunhead.

Working with the existing structure of a 19th century house, the acclaimed architects Quay2c and H&T Designers have transformed it into a light and engaging home with generous open-plan spaces.

Perhaps most impressive is the space, currently used as a studio, that occupies the entire second floor. With a terrace, spectacular curved ceiling, made from stressed ply, with clerestory to the front and full height, double glazed Crittall windows, it is a wonderful room that could easily be divided into smaller rooms if need be.

The first floor features a cleverly configured space that is arranged as three bedrooms, two with en suite bathrooms. The largest of the bedrooms leads out onto a balcony overlooking the garden.

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A spiral staircase leads from the first to the ground floor entrance hall, which opens out onto a kitchen / dining room. This area features a wonderful cedar breakfast bar and a wall of glass bricks that let in natural light from the front of the house. A small step leads up to the main reception room, a space that also has large expanses of glass and direct access to the garden.

The garden is arranged into three separate areas. Immediately to the back of the house, accessed via the large sliding glass door, is a courtyard area, with a built-in seat . This leads to an informal garden space containing many mature trees, shrubs and wild flowers. Towards the rear of the garden is a summer house/studio with a secluded seating and bar-b-que area behind. The 70ft garden has been designed to be low maintenance and to provide a tranquil haven in the heart of the city.

York Grove is a residential road in Nunhead Ward of Peckham, very close to Queen's Road Peckham station (East London Line and National Rails services), which runs services to London Bridge in just seven minutes. The area around the station is increasingly being populated with exciting cafes, restaurants and bars such as the Blackbird Bakery and Beer Rebellion. There is also a Sunday farmers' market. Well-regarded nurseries and schools in the area include Nell Gwynn Nursery and Kender Primary.

*London, South London*  
*Sold*

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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”.