

THE MODERN HOUSE



London SE5
£390,000 Leasehold

Elam Close II

This light-filled one-bedroom apartment lies on the top floor of a block between Camberwell and Brixton, built in the 1970s to a design by celebrated post-war architect Sir Roger Walters. Extending to almost 550 sq ft, this spacious flat has been thoughtfully renovated using a palette of materials that enhance its minimal, clean lines. Outside is a large south-facing terrace with leafy views.

The Architect

Sir Roger Walters (1917-2010) established his reputation with his work on several major post-war building projects in London, including the Thames Barrier and the redevelopment of Covent Garden. He was also involved in numerous housing developments such as the Palace Road Estate in Tulse Hill, south London, and Brentford Dock Marina; he is also lauded for pioneering the use of public consultation in architecture. During his time as Chief Architect of the Greater London Council, he developed a more pared-back style in contrast to the 1970s trend for high-rise building solutions. For more information, see the History section.

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The Tour

Entry is through secure gated access and up a flight of stairs that lead to the apartment's front door. This opens into a wide hallway, which paves the way to a spacious open-plan living area and kitchen. Large sliding doors allow for the division of the two spaces; however, the doors can be opened fully to create a wonderfully bright, lateral space. A wall of glazing overlooks the terrace, illuminating the minimal white-painted walls and cork floors. The kitchen contains a neutral palette of materials with white cabinetry, a grey melamine countertop with a steel trim, and an off-white tiled splashback.

Another floor-to-ceiling sliding door separates the living space from the bedroom, which is also delineated by a change in flooring to painted concrete. When the room divider is open, the apartment is dual aspect, allowing light to flood in throughout the day. A second door leads from the bedroom back into the entrance hallway, creating a wonderful sense of flow. Here, there is a length of bespoke ply-fitted cabinetry and a bathroom. Again decorated with a neutral palette, the bathroom is lined with square tiles – the floor with black grouting and the walls with white tiles. Plywood surrounds the bath.

Outdoor Space

The large and calming south-facing terrace has plenty of room for an outdoor dining table surrounded by potted plants. Raised up on the top floor, it is incredibly private and a real suntrap.

The Area

Elam Close is in a fantastic position, nestled between Brixton and Camberwell and surrounded by a variety of brilliant cafés and restaurants. Local to the apartment is the lovely Four Boroughs coffee shop, the San Mei art gallery and the Loughborough Works project, which is a farm, textile hub and co-working space. There is also a friendly local bike shop, Harbour Cycles and an excellent pub, The Sun, both of which are within a few minutes walk.

The South London Gallery is a short walk away, as are Camberwell's much-loved cafes and restaurants such as Theo's Pizzeria, Lumberjack Cafe and the Stormbird pub. The Tate Britain and the Southbank are both a 15-minute cycle from the apartment. There are also many green spaces nearby; at the end of the road is the Victorian Grade II-listed Myatt's Fields Park, which has two bandstands, a beehive centre and tennis courts, while Ruskin Park is slightly further afield.

The apartment is a 12-minute walk from Brixton Underground Station (Victoria Line), five minutes from Loughborough Junction Station (Thameslink services to Blackfriars and St Pancras) and 12 minutes from stations in Camberwell and Denmark Hill, for Overground services to east London. The area is well-served by bus routes too.

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Tenure: Leasehold Lease Length: Approx 174 years remaining Service Charge (including ground rent): Approx. £912 per annum Council Tax Band: B

Please note that this property is owned by a previous employee of The Modern House Ltd.



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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”.