

THE MODERN HOUSE



Peckham Grove, London SE15
£515,000 Leasehold

South City Court

Full-width warehouse windows and towering ceilings create dramatic living spaces in this two-bedroom flat in Camberwell. A recent renovation has made smart use of a concise and tactile palette that includes engineered oak, lime plaster and micro-cement. The building is a short walk from South London Gallery, the culinary delights of Camberwell Church Street and the wide, open greenery of Burgess Park.

The Tour

South City Court is a striking warehouse building. Its red-brick façade is punctuated by banks of glazing and stuccoed courses, with a scale and finish unusual to this part of Camberwell.

The apartment is on the ground floor, with access through a well-maintained communal hallway.

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An exacting renovation has introduced layered textures to the original bones, marrying towering ceilings and expansive Crittall windows with exposed brick and engineered oak flooring. A voluminous open-plan living room is arranged with three clear zones for cooking, dining and lounging. On sunny days light tracks across the space, highlighting the wonderful textures that characterise the palette of this renovation.

A kitchen of Velchromat cabinetry and micro-cement worktops provides invitingly tactile surfaces. Cabinetry along the rear of the room houses integrated appliances, with a matching sociable island opposite.

The hallway, with built-in storage, leads to two large double bedrooms. Both rooms have further built-in storage and plenty of room to accommodate a workspace. One has an en suite, with a separate bathroom off the hallway.

The flat has an allocated parking space within the development.

The Area

Camberwell is a thriving neighbourhood, kept young at heart by the presence of the Camberwell College of Art. The area has traditionally been home to lots of creatives; the studios of Anish Kapoor, recently designed by Caseyfiero Architects, and Raqib Shaw, are both nearby; South London Gallery, designed by 6A Architects, is a short walk away too. The iconic Jazzlive at the Crypt consistently puts on excellent shows every Friday night.

South City Court is very close to Camberwell Church Street and its esteemed culinary scene. An excellent selection of independent restaurants, cafés and delis are all within walking distance from the house, including The Daily Goods coffee shop, Theo's Pizza, the esteemed Toad Bakery, and The Camberwell Arms pub. The newly opened Grove Lane Deli is hugely popular for provisions along with Gladwell's Grocery. There is also a weekly farmers' market on Camberwell Green.

Our residents' guide to Camberwell looks at some of the area's top spots in greater detail.

Bellenden Road in Peckham has an equally desirable selection of restaurants, cafés, and pubs, is just a 20-minute walk away. We've written more about our Peckham recommendations in our Journal.

Burgess Park is a five-minute walk away. Its 140 acres feature tennis courts, sports pitches, two community gardens, a gallery and an expansive lake where fishermen can enjoy a spot of carp fishing. The green spaces of Ruskin Park and Peckham Rye are both within easy walking distance. Local leisure facilities also include the nearby Butterfly Tennis Club and Camberwell Green swimming pool.

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Denmark Hill Station is a 20-minute walk and runs direct rail services to Victoria, Blackfriars and St Pancras International, and overground services to Clapham Junction or Dalston Junction via Canada Water, which connects to the Jubilee Line. Camberwell is also well-served by at least 10 bus routes.

Tenure: Leasehold Lease Length: Approx. 976 years
Service Charge: Approx. £3,200 per annum Ground Rent: Approx. £250 per annum Council Tax Band: B



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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”.