

THE MODERN HOUSE



*St Giles Road, London SE5
£650,000 Share of Freehold*

Peacock House

This beautiful two-bedroom apartment unfolds across the ground floor of Peacock House, a former Victorian hospital in Camberwell. Subject to a creative redesign by architect Martin Antal in collaboration with designer Andu Masebo, the home makes playful use of materials, textures and colour. Soaring ceilings and generous sash windows set an appropriate backdrop for design interventions that sensitively respond to the original fabric of the building. An east-facing garden seamlessly flows from the living areas, with bespoke seating carefully planted with a variety of mature evergreen bushes. The building sits in a peaceful spot while being within walking distance of the plethora of independent cafés and restaurants on Camberwell Church Street.

We've written about life in this flat in more detail.

The Tour

Approached via a quiet tree-lined street with an enclosed garden opposite, the building sits behind secure gates and a private car park. The flat is accessed on the raised ground floor level via immaculate communal areas designed with the original fabric of the building in mind.

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

THE MODERN HOUSE



Peacock House

The front door opens onto a long corridor, where a curved metal cupboard sits at one end, adding a playful focal point for the living spaces while housing plenty of concealed storage. To the left is a useful shower room largely executed in small white mosaic tiles with smooth curved features and stainless steel fixtures.

A largely open-plan kitchen, dining and living space opens from the hallway. This room is filled with an exceptional quality of light care of large windows, with double-height ceilings beautifully highlighted by Bauwerk limewash walls. Bespoke oak joinery on the opposite takes advantage of the tall ceilings with plenty of open bookshelves.

The kitchen extends the length of the rear wall, neatly recessed to maximise the internal floorplan. Vivid green veined marble adds a striking pop of colour against the neutral white cabinetry with muted grey handles.

The main bedroom has an excellent provision of storage in the form of full-height wardrobes. An en suite, predominantly clad in cool Carrera marble tiles, is complete with a large oval bath. The second bedroom is triple aspect, framing leafy views across the rear garden. Currently configured as an additional living area, this well-proportioned room suits a variety of uses and could easily be adapted as an office or as a child's bedroom.

Outdoor Space

A charming garden laid with shingle wraps around the rear of the apartment, accessed through full-height French doors. Bordered with luscious planters and built-in seating, this area is something of an oasis and is only one of a few flats that have their own gardens within the building.

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.

Southampton Way 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 Silk Road, The Daily Goods, The Camberwell Arms and Theo's Pizzeria. There is also a weekly farmers' market on Camberwell Green. Bellenden Road, Peckham's pretty village, which has an equally desirable selection of restaurants, cafés, and pubs, is just a 20-minute walk away. The local Tesco Express and 24-hour Pure Gym are just around the corner.



South London
£650,000 Share of Freehold

THE MODERN HOUSE



Peacock House

Burgess Park is a five-minute walk and recently benefitted from a £6m facelift. 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 a swimming pool by Camberwell Green.

There are several excellent state and public schools in the area, including Dulwich College, James Allen's Girls' School, Alleyn's School, The Villa Pre-Prep and Nursery, and Dog Kennel Hill Primary School.

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 underground line. Camberwell is also well-served by at least 10 bus routes.

Tenure: Share of Freehold Lease Length: approx. 101 years remaining Service Charge: approx. £2,600 per annum Council Tax Band: C

South London
£650,000 Share of Freehold

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”.