

# THE MODERN HOUSE



*London SE5  
Sold*

## Camberwell Grove

Located on one of London's finest Georgian streets, this truly wonderful modern eco house offers dynamic interior spaces and a peaceful garden. Originally built in 1787 as a family home, the property was converted into a shoe workshop in 1860 and remodelled in its entirety by Eger Architects in 2009.

The house is arranged over two storeys and has been designed with flexibility in mind, with linear zones that flow into one another rather than formal rooms. Strictly speaking there are no bedrooms; however, a fold-down bed in the rear extension, as well as movable partitions upstairs and downstairs, allow for the creation of up to three sleeping areas.

The property has full disabled access, including a circular Perspex lift. The natural light is outstanding, with extensive glazing on the ground floor and a large sliding skylight and a periscope on the first floor. Eco features including rainwater harvesting, an air-source heat pump supplying under-floor heating, and PV panels.

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Writing in House & Garden, Victoria Thornton – the founder of Open House – chose it as her favourite “green” building in Britain. The noted architect Trevor Dannatt was equally effusive in an article about the house in Camberwell Quarterly.

Camberwell Grove is situated within walking distance of the Overground station at Denmark Hill, offering direct trains to Victoria, Blackfriars and St Pancras International. Camberwell is also uncommonly well served by at least ten bus routes. There are two gastro pubs and several restaurants less than 5 minutes’ walk away, and two supermarkets within walking distance. There are several excellent state and public schools in the area, including Dulwich College, James Allen’s Girls’ School, Alleyn’s School and Dog Kennel Hill Primary School.

*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”.