

# INIGO



## *Bushey Hill Road*

LONDON SE5

SOLD

This handsome, double-fronted house lies on Bushey Hill Road, on the border of Camberwell and Peckham. Built in 1901 from buttery London stock brick, the façade has some charming examples of decorative, late-Victorian brickwork externally and retains many beautiful original features internally. With six bedrooms and interiors designed by the revered Robinson Van Noort, the spaces extend to some 2,600 sq ft and include an expansive loft space currently used as a home studio. There is a pretty, private garden to the rear and an enclosed smaller garden to the front, and the house has excellent transport links with Peckham Rye, just a 10-minute walk away.

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### *Setting the Scene*

Bridging the late Victorian and early Edwardian periods, the house exemplifies the typical domestic architecture that emerged in South London around the turn of the century. The area between Camberwell and Peckham was initially characterised by spacious villas and expansive gardens until the late 19th century. However, the introduction of railways had a transformative impact on the landscape, drastically altering the region's dynamics. Commencing in 1862, the first trains arrived, and within the next six years, an extensive network of tracks was laid down. This innovation revolutionised travel, offering an affordable means for more people to settle in the suburbs. This influx of residents is evident in the population growth of Camberwell, which rose from 7,059 in 1801 to an astonishing 259,425 a century later. For more information, please see the History section.



### *The Grand Tour*

The house has a handsome double frontage, with an arched porch and decorative plasterwork columns. The entrance opens into a tiled hallway, which forms the primary passage on the ground floor. On the right side is a generously proportioned kitchen and dining area that spans the entire length of the house. A room defined by its textures, the kitchen has bespoke walnut units, an impressive matching central island, and exposed brickwork. An original bay window at the front of the house allows light to penetrate deep into the interior. Adjacent to the kitchen, a convenient and separate utility area adds practicality.

Next to the dining room, a formal drawing room is a charming space lined with natural silk wallpaper. A striking stone fireplace grounds the room. Oak floorboards run underfoot, concealing cleverly integrated lighting and radiators. At the rear of the house, an artist's studio doubles as an office and has serene views of the private rear garden. There is also an original wooden fireplace surround and bespoke shelving.

The ground floor provides access to the private garden through a glazed rear door beneath the staircase and from the utility room. There is also a sizeable basement, which is accessed via a door beneath the stairs.

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On the first floor, there is WC tucked away on the landing, accompanied by four large bedrooms. Two bedrooms at the front, overlooking the tranquil Bushey Hill Road, are similar sizes, and both have Edwardian fireplaces and original timber cupboards. The floors on this level are the same pale oak flooring found on the ground floor, complemented by original semi-arched windows. A generous family bathroom separates the front bedrooms. Tiled in slate interspersed with mirrors, it has a twin vanity, a bath, and a separate shower. Toward the rear, two additional bedrooms have pretty views of the quiet, leafy garden.

The second storey arguably stands as the most impressive space, taken up by two large bedrooms on either side of the staircase. The current owners have thoughtfully configured this floor as a home studio, ingeniously using glazed partitions to create a working environment illuminated by natural light, providing a peaceful retreat from the bustle of family life below. There is also storage space in the eaves of the roof, along with built-in wardrobes and shelving units. Three skylights enhance the bright and inspiring ambience with elevated views above the tree line of Camberwell in the distance. Between both bedrooms is a large bathroom; bathed in natural light is a large, freestanding tub beneath a skylight, there is also a shower, vanity and WC.

### *The Great Outdoors*

The house has an enclosed private garden, perfect for alfresco dining during the warmer months. The tranquil space is enveloped by the sweet scent of fragrant jasmine, along with wisteria and pear trees. The ground has been thoughtfully laid out with a combination of gravel and paving.

### *Out and About*

Bushey Hill Road is a quiet residential street which gently inclines above the neighbourhoods of Peckham and Camberwell. The South London Gallery sits at the foot beside the campus of UAL: Camberwell.

Independent restaurants, bars, and cafes are all nearby and include perennial local favourites Silk Road, Forza Win, Levans, Pedler, and Kudu. Larger establishments such as the Carl Turner-designed Peckham Levels and the Bussey Building attract crowds across the city. The green spaces of Telegraph Hill & Peckham Rye Park are a short walk away.



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Peckham Rye is the nearest station, just a ten-minute walk away, running London Overground services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee Line can be reached at Canada Water (10 minutes) and the Northern Line at Clapham High Street (11 minutes). There are also services to London Bridge (seven minutes) and Blackfriars (11 minutes). Nearby Denmark Hill station has non-stop services to Victoria (nine minutes) and Elephant & Castle (seven minutes).

Council Tax Band: E

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.