

# INIGO



## *Paulet Road*

LONDON SE5

SOLD

A short walk from Myatt's Fields Park in Camberwell in the Minet Conservation Area is this elegant Victorian five-bedroom house. Unfolding over 1,800 sq. ft across three floors, the house has been thoughtfully renovated by the current owners creating a substantial family house chock full of carefully restored original features. A lovely garden lies to the rear, while an airy room on the top floor is currently used as a light-filled studio.

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### *Setting the Scene*

Paulet Road is set between Brixton Road and Camberwell Green in the Minet Conservation Area. Until the 19th century, most of the land in this area was agricultural, but in 1770, Sir Hughes Minet, a third-generation French Huguenot, bought a huge acreage on this spot. It was developed by his grandson William Minet between 1871 and 1900, who masterminded the planning of the area. In the heart of the development sits Myatt's Fields Park, a beautiful 14-acre, Grade II-listed Victorian park complete with an original 19th-century bandstand, roundhouse, gardens and paths. This house sits on the edge of the conservation area on a handsome terrace. For more information, please see the History section.



### *The Grand Tour*

A traditional red-and-white chequerboard tile path leads to the front porch with a lantern above. An original stained glass window sits above the front door and helps to draw light into the hallway. On the left is a bipartite sitting room, where a lovely bay window looks out over the front of the house. A copy of the original Victorian French doors with coloured glass inset opens onto the back garden. Original wooden floors have been sanded and stained to a uniform finish throughout the house, creating a warm cohesion. Two reclaimed cast-iron fireplaces create symmetry, while original coving crowns the room.

The hallway is finished in a rich red-painted tongue-and-groove panelling; a nook under the stairs is perfect for hanging coats. The hallway leads to the sun-drenched, open-plan kitchen and dining room. Here, white cabinetry flanks the walls and is topped by rustic wooden worktops. A striking tiled splashback, reaching the ceiling on one wall, is accented by patterned trim. At the back of the room, a mono-pitched ceiling creates volume above the dining area. Picture windows, skylights and a wall of bi-fold doors mean the room is bathed in light throughout the day. With a patioed area beyond the doors, in the summer, the garden can be incorporated into the dining space.

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The carefully restored staircase ascends to the first floor. The main bedroom lies here, an airy room which enjoys the afternoon light. With three sets of windows and soaring ceilings, this room has terrific proportions. Here, the coving has been painted a light blue, neatly bordering the white walls. Built-in shelves create clever bedside tables. A second bedroom on this floor has a wall of bespoke fitted bookshelves and would make a great study. The top floor is home to three more bedrooms, the smaller currently used as a study. The two other bedrooms are generous, evidenced by the fact one is used as a studio space.

In the spacious bathroom, fixtures have been installed thoughtfully in keeping with the building's origins. A roll-top bath is set beneath frosted windows, and incredible double sinks are mounted on wooden cabinets. A new, deep cast-iron radiator has also been installed. Victorian-style white-and-green tiles wrap around the lower half of the walls and the walk-in shower. A second shower room on the top floor is finished in white, square tiles. There is also ample loft space currently used for storage.

Reclaimed doors throughout the house have been stripped, sanded and waxed. In the bathroom, this includes a door with decorative coloured glass, which casts a beautiful light over the space.

### *The Great Outdoors*

A mature garden lies behind the house, with planted borders surrounding the lawn. Sweet-scented jasmine climbs the rear wall alongside fragrant rambling roses. At the front of the house, two lime trees provide additional privacy, particularly on the first floor when in bloom, creating a wonderful green canopy to look out on.

### *Out and About*

Paulet Road is minutes from the much-loved Myatt's Field Park, with its summerhouse, café, tennis courts, children's playground and community greenhouse. Camberwell Church Street and its exciting foodie scene are close by. The Camberwell Arms is of particular note, as is Theo's Pizzeria and local favourite Silk Road. There are also excellent state and public schools in the area.

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Several stations are close at hand; Oval and Stockwell for Northern and Victoria Lines, Loughborough Junction for Thameslink services into Elephant and Castle, Blackfriars, Farringdon and St Pancras International, and Denmark Hill Overground for services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line). Camberwell is also well served by at least ten bus routes.

Council Tax Band: F

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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.