

INIGO



Pilgrims Cloisters

SEDGMOOR PLACE, LONDON SE5

SOLD

This wonderful studio with a private garden is set in the Grade II-listed building known as Pilgrims Cloisters in Peckham. Constructed in 1837, the individual apartments were designed around a central courtyard, which has been fashioned into a communal garden. The architectural style is a creative fusion of mock Tudor and Gothic with an array of ornamental accents. Its location just off Peckham Road means it is perfectly placed for the amenities of Camberwell and Peckham. However, because of its setting in a cloister, it is utterly peaceful with a community spirit.

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Setting the Scene

Pilgrims Cloisters was constructed in 1837, the same year Queen Victoria ascended the throne. The façade is Tudor in its design, in line with the style's revival during the 1830s. The nine-bay façade is built out of London stock brick, punctuated by mullioned windows and white stucco accenting. The central three-bay section is demarcated by octagonal battlemented turrets and has a large dark green wooden door with a gabled portal. A cobbled entranceway with white-washed walls leads to the central quadrangle, which has been developed into a mature garden with a vast array of tropical plants. For more information, please see the History section.

The Grand Tour

Set on the western side of the quadrangle, the studio is accessed by a short walk through the communal gardens. The front door is one of the few in the building framed by its own porch, with an inset casement window and a white Gothic arched doorway.



A dark-green wooden door opens into the studio, which is characterised by its rugged wooden floorboards and pared-back, playful colour scheme. A large casement window with wooden shutters overlooks the garden, allowing light to pour in. Open shelving and cupboards, accented in pale pink, have been built on either side of the fireplace, maximising space.

In the kitchen area, poured concrete painted in a grey-blue gloss runs underfoot, dividing the area from the rest of the apartment. Recently remodelled, it is an efficient space with extensive cabinetry and shelving. Honeycomb tiling and contrasting walnut work surfaces add visual interest and match the pretty aesthetic of the room.

The lovely bathroom has a bath and charming turquoise tiling.

The Great Outdoors

Wooden-framed double doors open directly from the kitchen to a private garden area. The current owner has recently reworked the space, laying down new paving and slate, establishing wooden raised beds and erecting a trellis with bamboo. It is the perfect suntrap, making it ideal for outdoor dining. A good-sized wooden shed, painted in baby blue, has its own electricity source.

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The central quadrangle around which the apartments are set is a meeting point for the residents at Pilgrims Cloisters, lending it a lively, convivial spirit. It has been planted with a range of exotic plants, including palm trees and rhododendron. A myriad of benches are dispersed throughout the garden, offering options to sit and read or socialise.

Out and About

Pilgrims Cloisters is situated just off Peckham Road between Camberwell and Peckham. As such, there is a range of dining and entertainment options in the vicinity. Just down the road is the bohemian The Peckham Pelican and TOAD Bakery. In Peckham, Coal Rooms and Kudu are local favourites.

In Camberwell is the ever-popular Theo's Pizzeria and the newly opened Grove Lane Deli, which is highly rated for its provisions. On Camberwell Church Street, further options include Veraison Wines for natural wines and light snacks in an elegant setting, while The Camberwell Arms is of particular note for its excellent cuisine. There is also a weekly farmer's market on Camberwell Green. Bellenden Road, Peckham's pretty village with its excellent selection of restaurants, cafes and good pubs, is just 15 minutes away.

The green spaces of Ruskin Park, Brockwell Park and Peckham Rye are all within easy walking distance, while local leisure facilities include the nearby Butterfly tennis club and Camberwell Green swimming pool. Local cultural distractions are plentiful and include the South London Gallery and Dulwich Picture Gallery.

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

Denmark Hill station is a short walk away, running direct rail services to Victoria, Blackfriars and St Pancras International, and Overground services to Clapham Junction or Dalston Junction via Canada Water (Jubilee Line).

Tenure: Leasehold

Lease Length: approx. 968 years remaining

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Service Charge: approx. £4686 per annum

Ground Rent: approx. A single red rose per annum

Council Tax Band: A

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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.