

INIGO



Pilgrims Cloisters II

SEDGMOOR PLACE, LONDON SE5

SOLD

Set in the Grade II-Listed building known as Pilgrims Cloisters in Peckham is this beautiful one-bedroom apartment. Constructed in 1837, the individual apartments were designed around a central courtyard, converted into a blooming communal garden. A blend of mock Tudor and Gothic architecture, the building is defined by its wide array of ornamental accents. Set just off Peckham Road, the apartment is close to the delis, bars and restaurants in Peckham and Camberwell, yet is incredibly peaceful, defined by 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 cobblestone 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 apartment is accessed through the communal garden. Entry is to the living area, a bright space illuminated by a three-pane casement window. A pared-back colour scheme prevails, with pale oak floorboards and whitewashed walls maximising light and space. In the living area, an exposed brick fireplace adds character.



Recent restoration by the current owner has seen a thoughtful reworking of the kitchen to create a well-designed, contemporary space. Teal cabinets topped by oak worksurfaces create storage and add food preparation space.

The bedroom is a tranquil space with a sash window overlooking the central courtyard. The colour palette in the bathroom echoes the kitchen, creating a clever continuity. Open shelves add storage, while glossy blue tiles line the shower and the floor, creating a wet room feel. Extra storage space is set between the living space and the bathroom.

The Great Outdoors

A shared corridor leads to the garden. Originally a large communal garden, this space has been divided up, so each apartment has its own private section. The owner has recently reworked their space, laying down new paving, putting down fresh bark and establishing planters for privacy. It is a sunny space, ideal for outdoor dining.

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The central quadrangle 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. 970 years remaining

Service Charge: approx. £4686 per annum

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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.