

THE MODERN HOUSE



London SE19
£885,000 Freehold

Alexandra Walk

Set around two colourful internal courtyards, this striking three-bedroom single-storey house has been artfully reimagined by Niki Borowiecki. Exacting attention to detail paired with a refined material palette has established polished living spaces connected to one another and the outdoors. A central courtyard, teeming with greenery, draws light deep within the house throughout the day and serves as a sociable garden at the centre of the house. The cafes, restaurants and parks of Crystal Palace and Gipsy Hill are a short walk away.

The Tour

Built in the late 1960s, angular, pale-grey brick façades characterise the terraces of Alexandra Walk. The modernisation of this particular house is hinted at by the striking black soffits and window frames, slim slip bricks marking the entrance, and the elegant glass portico that frames the front door.

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A tall picture window at the end of the wide entrance lobby overlooks the internal courtyard that the house is centred around. The flow of light through the space is immediately clear, intensified by the white terrazzo floors with grey and black mottling. To the left, Douglas fir has been crafted to create a seating space and coat cupboard on one side in the lobby and kitchen storage on the other; a cut-out in the centre connects the two spaces.

The kitchen wraps around the front corner of the plan with an additional arm extending into the space and forming a horseshoe. Grey-fronted Douglas fir cabinetry is topped with stainless steel work surfaces, which are extended up the wall to create a sleek splashback bouncing soft diffused light back into the room. There are integrated appliances and two large windows to the side, drawing light in from the house's southerly aspect.

The kitchen is entirely open to the main living space, which is currently configured in two zones; a distinct dining space and a separate relaxing area. The simple material palette lends an elegant backdrop to the beautiful courtyards, which, in turn, echo the colour and light in the house. At the back of the living room, sliding doors overlook the second courtyard with Star Jasmine climbing over the trellis. The rich planting of the main courtyard creates a feeling of a lush oasis, just beyond the wide sliding doors that seamlessly connect the outside and in.

The main bedroom is separated from the living room by a wide lobby. A recess has been created directly in front of full-height windows overlooking the courtyard to serve as a perfect spot for a desk or armchair. Added as part of the renovation, this bedroom has a wall of beautiful exposed calcium silicate bricks, referencing the exterior of the building. Exposed beams overhead give an industrial finish and maintain the sense of volume that runs throughout the whole house. This generously sized room is wonderfully bright care of the wide sliding doors that lead from here to the courtyard. The adjacent bathroom is illuminated by a cleverly placed skylight and finished in slim blue tiles with more bespoke Douglas fir joinery adding storage. There is a bathtub and a large walk-in shower.

To the right of the front entrance, the other arm of the courtyard has two further bedrooms and a bathroom. Both rooms are good-sized bright doubles; one has direct access to the central courtyard. The shower sits between the bedrooms and is finished like the other bathroom with built-in storage and slim blue tiles.

A useful utility cupboard sits in the main lobby, and a bike and garden store accessible is at the front of the house.

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Outdoor Space

The large internal courtyard has been richly planted. A crab apple tree sits at its centre and will mature to provide beautiful shade. Perennials and foliage have been placed at its feet and around the borders for year-round greenery and blooms, including agapanthus, foxgloves, anemones, and salvias. This beautiful spot, which gets sun throughout the day, will serve as a secluded and very private oasis.

The flagstones from the original house have been salvaged to establish a pathway and patio around the courtyard with plenty of space for a dining table and chairs.

The Area

Local attractions include the Dulwich Picture Gallery, the Horniman Museum and Dulwich Village. A short walk away is Crystal Palace, included in Lonely Planet's "Greatest little-known neighbourhoods in the world" and Sunday Times's Best Place to Live in London 2022. It is a vibrant area with award-winning restaurants and bars, thriving independent boutiques and a new Everyman cinema occupying a carefully restored Art Deco building.

Church Road is a 15-minute walk. Winding through Crystal Palace, it is surrounded by cafes and restaurants, including Brown & Green, Four Boroughs, Palazzo, and the Affinity Brew Co.

Alexandra Walk is perfectly positioned between some of South London's finest parks and walking routes. Norwood Park is just five minutes' walk away and is one of the key sites in the Great North Wood project run by the London Wildlife Trust. Occupying one of the highest points in the borough, it offers sweeping views of the London skyline, sports pitches, playgrounds and a community garden and café. Crystal Palace Park in the other direction is a beautiful green expanse with an intricate maze and boating lake.

Gipsy Hill Station, a few minutes away, has direct rail links to London Bridge (26 minutes), Clapham Junction (15 minutes) and Victoria (32 minutes). Crystal Palace station is a 20-minute walk away, running Overground trains to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes.

Council Tax Band: D

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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”.