

THE MODERN HOUSE



London SE22
£550,000 Share of Freehold

Dunstans Road II

This beautifully considered two-bedroom garden flat is located on a quiet residential street in East Dulwich. Subject to a total redesign by architects Hurley and Hughes, the elegantly pared-back interiors demonstrate a sophisticated understanding of the space, culminating in a flexible and engaging interior perfectly suited to modern living. Dunstans Road is a short walk to Lordship Lane and its well-known cafés, shops and restaurants.

The Tour

Accessed via a shared hallway, the entrance is at street level. To the left, there is a wonderfully bright reception room with a large bay window that has been stripped to reveal the wooden frames. A log-burning stove creates a focal point in the room, sitting in the original recess of the fireplace. Pine floorboards run throughout the living spaces and engineered oak through the bedrooms.

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The kitchen is connected to the reception room via a double doorway. Topped with an Iroko surface, the worktops stretch along one wall, and cleverly concealed cabinets with practical sliding doors act as a splashback. A door from here opens to the garden. A trapdoor in the floor provides excellent additional storage beneath the kitchen.

The bedrooms are positioned at the back of the plan, a half-level below the living area. In the main bedroom, a large sash window casts light into the space, and a run of bespoke built-in cupboards adds storage. The second bedroom is a versatile space, divided from the hallway by a retractable partition that folds flush with the wall when open. This space is currently used as a study, with a built-in desk and a second door to the garden.

The bathroom has been skilfully configured to maximise the space, with a curved wall that accommodates the combined shower and bath. Beneath the stairs is a large utility cupboard with plenty of room for storage.

Outdoor Area

An oversized glazed door leads to the back garden via a short flight of highly weather-resistant composite decking. The space has been landscaped with blockwork that delineates the portion attached to this flat (the far end of the garden is demised to the above apartment), creating attractive flowerbeds and a built-in barbecue. There is a useful shed for storage.

The Area

The flat is very well located near the centre of East Dulwich, a short distance from the excellent selection of shops, cafés and restaurants of Lordship Lane. Local favourites include Browns of Brockley café, independent bookstore Chener Books, family-run homeware, and plant store Forest. There is a Picturehouse cinema and leisure centre within a few minutes' walk. Dunstons Road is positioned between two popular parks, Dulwich Park and Peckham Rye, and the flat itself sits opposite Dawson's Hill Nature Reserve. The ever-popular Horniman Museum and Gardens are a 15-minute walk away, and a little further afield, in the opposite direction, is the Dulwich Picture Gallery, a sanctuary for art lovers.

Rail links from East Dulwich station reach London Bridge in around 15 minutes. Denmark Hill and Peckham Rye stations are a short bus ride away for access to the London Overground and trains to Victoria Station.

Tenure: Share of Freehold Lease Length: approx. 961 years
Council Tax Band: C

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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”.