

# THE MODERN HOUSE



London SE19  
Sold

## Giles Coppice VII

This wonderful four-bedroom mid-century home on the prestigious Dulwich Estate extends over 1,750 sq ft. It offers excellent accommodation spread over three storeys and a private garden with direct access onto the 'spinney', a dense woodland for the exclusive use of residents. It lies on Giles Coppice, a small group of townhouses tucked away on a no-through road, which is surrounded by well-maintained areas of landscaped communal green space. The Dulwich Estate is a haven of tranquillity yet just a 15-minute journey from London Victoria.

### *The Architect*

The Dulwich Estate in southeast London is famed for its exceptional modernist architecture. Comprising approximately 1,500 acres, the estate is noted for its concentration of outstanding 1950s and '60s modernist design, much of it by Austin Vernon & Partners in partnership with landscape designers Derek Lovejoy and builders Wates. The estate includes numerous private roads and a wide mix of homes, as well as exceptional landscaping and planting, making for an appealing and unique place to live within easy reach of central London.

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The houses on Giles Coppice rarely become available and are some of the most admired on the Dulwich Estate. The layout of the individual houses on Giles Coppice (and indeed, the planning of the whole road) was directly inspired by the Halen Estate near Berne, Switzerland. One of the most celebrated of all modernist housing schemes, the Halen Estate is a remarkable group of 81 houses on a Swiss hillside designed by Atelier 5 in 1957-61 which had a great impact across the world, particularly on British architects in the early 1960s.

### *The Tour*

A pedestrian-only lane leads to the ground floor entrance of the house. This opens into a central hall that in turn leads to the guest cloakroom, study, bedroom and plant room. The current owners have sympathetically updated and restored the fabric and interiors of the house; original hardwood floors run underfoot throughout and the original, highly effective hot air heating system remains in place.

The main living spaces are found on the first floor. The large reception room lies at the front of the plan, bathed in light that enters through a beautiful, hardwood-framed bay window; extensive fitted storage occupies an alcove opposite. There is also a contemporary kitchen, fitted in recent years, which has been finished in a largely neutral palette, creating a smart contrast with the rich terrazzo work surfaces and splashback constructed of Marmoreal, a marble composite designed by Max Lamb exclusively for design studio, Dzek Dzek Dzek. High-quality appliances by AEG have been seamlessly integrated. The kitchen has access to the private garden via rear doors that lead to a spiral staircase.

The second floor contains three well-sized bedrooms and a family bathroom. The main bedroom extends the full width of the footprint and overlooks the verdant rear garden through a ribbon window. There are large fitted wardrobes, providing ample storage space.

A garage with space for two cars and a further designated parking space are located en-bloc.

### *Outdoor Space*

A door at the rear of the kitchen opens to a spiral staircase which descends to the private garden. Deep, mature boarders planted primarily with sub-tropical species line the perimeter of the garden and stepping stones create a path to the woodland beyond. A gate at the back of the garden opens onto the aforementioned 'spinney', a dense, private woodland of just under an acre for the exclusive use of the residents.



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### *The Area*

Crystal Palace (a 5-minute walk away) is a vibrant area with award-winning restaurants and bars, as well as a thriving art and music scene. It was Number 5 on Lonely Planet's "Greatest little-known neighbourhoods in the world". Features of the area include Dulwich and Sydenham Golf Course, Crystal Palace International Sports Centre (which has a swimming pool) and numerous excellent parks and local woodland. Dulwich Village is a 15-minute walk from the house and the street is well placed for OFSTED-rated "outstanding" primary and secondary state schools, as well as some of the best private schools in London.

Giles Coppice is ideally situated between two mainline stations (each approximately a 5-minute walk away) that offer fast and convenient travel to the centre of London. Sydenham Hill runs services to London Victoria (15 minutes), Blackfriars (20 minutes) and City Thameslink/ Farringdon (22 minutes), while Gipsy Hill station has direct rail links to London Bridge (23 minutes) and Clapham Junction (15 minutes). Crystal Palace station is also within walking distance (approximately 20 minutes). Connecting trains (via Sydenham) will take you to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes. There are also excellent bus links to Central London.

Tenure: Freehold Service Charge: approx. £200 pa Buildings Insurance: approx. £650 pa

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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”.