

# THE MODERN HOUSE



*London SE21*  
*Sold*

## Lings Coppice

Representing one of the rarest and more adventurous of the Dulwich Estate house types, this four-bedroom split-level terraced house, with private rear garden and off-street parking, was designed by Austin Vernon and Partners and completed around 1968.

Positioned on a private road and approached across a hard standing with space for a car, entrance is to a wide hallway. To the left is a door to the integral garage, and to the right, a shower room. The space opens out dramatically to a double-height dining room with high-level windows and an upper-floor gallery. The main living space, which includes a kitchen and reception area, opens onto the south-facing rear garden and communal grounds beyond.

Upstairs there are four bedrooms, two at the front and two larger bedrooms at the back, and a family bathroom with bath and shower.

The house has been well-renovated and maintained over the years, with appropriate work carried out to the flat roof.

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## Lings Coppice

The houses on Lings Coppice represent some of the Dulwich Estate's most interesting architecture. Defined as a Radburn layout, after a town in the US where this type of layout was first used, the houses of Lings Coppice are arranged in U-shaped terraces with gardens that open onto communal landscaped amenity areas. The routes for pedestrians and cars are kept separate. Internally, the houses have a unique form over two levels, with atrium-style dining areas that act as the main circulation space. The individual designer was Manfred Bresgaens, a German architect working for Austin Vernon and Partners at the time.

The area is renowned for the quality of its schools, with both Dulwich College and Dulwich College Preparatory School within easy reach. The property is close to local restaurants, a delicatessen and a Tesco metro, and is conveniently located for access to Dulwich Village, with its Picture Gallery and golf course. Rail links to London Victoria and London Bridge are from West Dulwich station. The number 3 bus is also around the corner, with its service via Brixton (Victoria Line) to Regent Street.

Service Charge: approx. £840 per annum (payable in monthly instalments of approx. £70)

*London, South London  
Sold*



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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”.