

THE MODERN HOUSE



London SE26
Sold

Peckarmans Wood VI

This wonderful four-bedroom mid-terrace house, designed in 1963 by Malcolm Pringle of Austin Vernon & Partners, can be found on Peckarmans Wood, a peaceful road on the Dulwich Estate. The house directly overlooks Dulwich Wood with dramatic views of the City of London in the distance.

The Tour

The house is slightly raised, with a front garden and a set of steps up to the entrance. A wide and light-filled hallway opens onto a spacious living room with floor-to-ceiling glass windows, leading to a modern open-plan kitchen and dining room at the rear which overlooks the garden.

The first floor contains a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Light floods the landing and staircase from above through landscape skylights, a key design feature in the original architectural plan.

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The house has a garage en-bloc and there is unallocated parking for residents on the estate. An area well known for its exceptional modern architecture, the Dulwich Estate is composed of approximately 1,500 acres in South East London and includes numerous private roads that are managed by the Estate. It is noted for its concentration of outstanding 1950s and '60s design, much of it by Austin Vernon & Partners. Ranging from large detached houses with expansive gardens to rows of smaller terraced houses, the typologies of homes, as well as the exceptional landscaping and planting, make for an appealing and unique place to live.

Outdoor Space

Sliding glass doors open from the dining room onto the garden, with an enclosed terrace and shrubbery acting as the gateway to expansive communal lawns beyond.

The Area

The house is surrounded by both Dulwich and Sydenham Woods, which are a wildlife nature reserve. This is combined with Dulwich and Sydenham Golf Course as well as an allotment and sports club grounds to provide an unbroken green space as far as Dulwich Park and Lordship Lane. Other local attractions include The Dulwich Picture Gallery, The Horniman Museum and the local town centres of Crystal Palace and Dulwich Village.

Crystal Palace, which has previously been named as number five on Lonely Planet's "Greatest little-known neighbourhoods in the world", is a 15-minute walk away and is a vibrant area with award-winning restaurants and bars as well as having a thriving arts and music scene. Dulwich Village is also 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.

Peckarmans Wood is a short walk on a footpath to Sydenham Hill station, which runs services to London Victoria (13 minutes), Blackfriars (20 minutes) and City Thameslink/Farringdon (22 minutes). Connecting trains (via Sydenham) will take you to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes.

Tenure: Freehold Service Charge: approx. £500 per annum (includes maintenance of communal gardens and grounds)



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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”.