

# THE MODERN HOUSE



*London SE23  
Sold*

## Tarleton Gardens

Representing a fine example of the Dulwich Estate's mid-century architecture, this three / four-bedroom townhouse with private garden forms part of an attractive terrace of houses designed by Austin Vernon in the 1960s.

Approached along a quiet close, the house is positioned towards the end of the terrace, furthest from the road. As with many designs of the era, the main living space is on the first floor, a double-aspect room containing the open kitchen and sitting room. Impressive windows at the front and back run the full width of the house.

There are three bedrooms and a family bathroom on the top floor. The integrated garage and store room on the ground floor have been converted into further living space that serves as an excellent separate sitting room or guest bedroom with en-suite wet room. Part of the original garage remains as useful storage space.

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Outside, there is a private rear garden that extends into a wonderful communal woodland shared by the residents of Tarleton Gardens. The front garden has space for a single car. The exterior of the house has very recently been repainted.

The house is very well located near the centre of Forest Hill, an area in south-east London which has become very popular recently with the help of the London Overground extension. As a result, there are plenty of very good independent cafes, restaurants and pubs nearby. The Horniman Museum and Gardens is a very popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning. The centres of Dulwich and Peckham are within easy walking distance.

There are a number of 'outstanding' primary schools around Forest Hill, including Fairlawn Primary and Eliot Bank Primary.

The nearest station is Forest Hill, running London Overground services to Highbury & Islington via Shoreditch High Street and Canada Water (for connections to the Jubilee Line). Southern Trains runs direct services to London Bridge with a journey time of around 20 minutes.

An area well-known for its exceptional Modern architecture, the Dulwich Estate occupies approximately 1,500 acres, with 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. The mix of houses and thoughtful landscaping make for an appealing and unique place to live.



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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”.