

THE MODERN HOUSE



London SE22
Sold

Dunstans Road

Located on a quiet residential street in East Dulwich, this beautifully considered two-bedroom garden flat, with elegantly pared-back interiors, has been completely re-designed by Hurley and Hughes architects. The architect's approach shows a sophisticated understanding of the space, creating a flexible and engaging interior.

Accessed via a shared hallway, 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 provides the focal point of the room, taking position in the original recess of the fireplace.

The kitchen is connected to the reception room via a double doorway. The units, topped with an Iroko surface, stretch along one wall and are backed by cleverly concealed cabinets with practical sliding doors.

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An oversized glazed door leads to the back garden via a short flight of steps that are surfaced with wooden sets. The garden has been landscaped with blockwork that delineates the portion attached to this flat (the far end of the garden is demised to the flat above), and creates attractive flowerbeds and a built-in barbecue. There is a useful shed for storage.

The bedrooms are positioned at the back of the plan, overlooking the quiet garden, a half level below the living area. The second bedroom is a versatile space, divided from the hallway by a retractable partition that folds flush with the wall. When open, the space is transformed into a larger study area, that has a built-in desk and a second door to the garden. The cork floors run into the master bedroom, which has a large sash window and a run of built-in wardrobes.

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 that has plenty of space for storage.

The flat is very well located near the centre of East Dulwich, a short distance from the excellent selection of shops, cafes and restaurants of Lordship Lane. There is a Picturehouse cinema and leisure centre within a few minutes' walk. Dunstans Road is positioned between two very popular parks, Dulwich Park and Peckham Rye, and the flat itself sits opposite the Dawson's Hill Nature Reserve.

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. 998 years

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”.