

THE MODERN HOUSE



Overhill Road, London SE22
Sold

Dawson's Heights II

This beautifully renovated three-bedroom maisonette forms part of the widely celebrated Dawson's Heights estate in East Dulwich. It spans the first and second floors with private balconies to the north and south, with far-reaching views. Designed by the architect Kate Macintosh and built between 1964-72, Dawson's Heights is a monument of the south-London skyline.

The estate occupies a hill-top position and is composed of two staggered, arching blocks, Breedinghurst to the south and Ladlands to the north, consisting of almost 300 apartments collectively. Its form is reminiscent of a ziggurat or Italian hill town, rising twelve stories at its centre and reduced in scale at either end to soften its silhouette against the landscape.

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This particular maisonette has the feeling of a house, laid out over four half landings connected via a staircase with original timber balustrades. Access is gained on the second floor, via an entrance lobby with built-in storage space for coats, shoes and bikes. There are cork floors underfoot, leading half a floor down, to a spacious living and dining room. These spaces have built-in shelves and sweeping views south, over the estate's grounds.

Half a floor down there is a contemporary kitchen which has been recently installed by the current owners. From the kitchen, a doorway opens onto a balcony with excellent views to the south and west, a vista shared by the adjacent fourth bedroom, which is currently configured a study. The study has a pocket door with dappled glass panels, a fitted birch-ply desk and peaceful tree-top views. There is also a family bathroom on this floor with cement tiles underfoot.

Another half floor down, there are two further bedrooms; the larger of the two has bespoke built-in wardrobes and access to its own balcony. The remainder of this floor is occupied by a separate WC. The cork flooring on this level is cream-coloured.

Dawson's Heights occupies a fantastic location in East Dulwich. It is a short walk to the independent shops, pubs and restaurants of Lordship Lane, including the wine shop and restaurant Terroirs. Also notable is the homeware and plant shop, Forest, and the Picturehouse cinema.

The estate is surrounded by parks, with its own nature reserve and is a stone's throw away from both Peckham Rye and Dulwich Park and Village.

East Dulwich station has rail links which reach London Bridge in around 15 minutes. Forest Hill, Denmark Hill and Peckham Rye stations are all a short bus ride away for access to the London Overground and trains to Victoria station.

Tenure: Leasehold Lease Length: approx. 94 years remaining Service Charge: approx. £1,356 per annum Ground Rent: approx. £10 per annum Council Tax Band: A

*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”.