

THE MODERN HOUSE



Tylney Avenue, London SE19
Sold

Drake Court II

This bright one-bedroom apartment is situated on the top floor of Drake Court, a block within the renowned Dulwich Estate built by Austin Vernon & Partners. Built between 1957 and 1963, the apartment is defined by its far-reaching views, which look out over the tree canopy from the living spaces and a private south-facing terrace. Sensitively designed, contemporary additions complement the carefully retained original mid-century features. Drake Court is positioned among the Dulwich Estate's quiet communal gardens and mature trees. There is free parking for residents.

The Estate

An area well-known for its exceptional modernist architecture, the Dulwich Estate occupies approximately 1,500 acres and includes numerous private roads 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. For more information, please see the History section.

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The Tour

A lift in the communal mid-century lobby ascends to the eighth floor of the building where the apartment is situated. The front door opens to a bright hallway. There is storage space to stow coats and shoes here, and a bespoke desk has been cleverly built into the window, making the most of the fantastic views. The dual-aspect living and dining room stretches the length of the plan, interconnected to the terrace by floor-to-ceiling glazing and a glazed door—Crittall windows with an original marble sill frame verdant views of leafy tree canopies and the London skyline. Walls are painted ‘Ammonite’ by Farrow & Ball.

The newly refurbished kitchen is across the hallway. Here, black cabinetry contrasts wonderfully with the white quartz worktop. Walls are painted ‘Bone’ by Farrow & Ball, and a clerestory window illuminates the room.

The tranquil bedroom is located at the back of the plan, with a large window framing views of the surrounding scenery. Built-in storage runs the room’s length, the walls are painted ‘Light Blue’ by Farrow & Ball creating a sense of calm. A soft pale grey carpet runs underfoot.

In the bathroom, two walls are lined with white subway tiles, and two are painted a moody ‘Inchyra blue’ by Farrow & Ball. Open glass shelves add extra storage while keeping to the minimal aesthetic. A wall-hung vanity sits below a large mirror with a sink atop; the room is illuminated by frosted clerestory windows.

Outdoor Space

The living room opens directly onto a paved south-facing terrace with unobstructed views of the communal gardens and London skyline. Jasmine climbs the wall here, and there is ample space for a dining table and chairs.

All residents of the Dulwich Estate have access to the woodland and communal gardens. The Area

Local attractions include the Dulwich Picture Gallery, the Horniman Museum and the local town centres of Crystal Palace and Dulwich Village. Crystal Palace, which was included in Lonely Planet’s “Greatest little-known neighbourhoods in the world”, is a short walk away and is a vibrant area with award-winning restaurants and bars.

Drake Court is close to the green spaces of Dulwich Park and Sydenham Woods, now a wildlife nature reserve; the lake, maze and open spaces of Crystal Palace Park are also a short walk away.

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The apartment is well-positioned for access to the transport network; Gipsy Hill Station has direct rail links to London Bridge (23 minutes), London Victoria (25 minutes) and Clapham Junction (15 minutes). Crystal Palace station is also within walking distance (approximately 20 minutes). Connecting trains via Sydenham Hill will take you to Victoria Station in 15 minutes. There are also excellent bus links to central London.

Tenure: Leasehold Lease Length: approx. 125 years remaining Service Charge: approx. £1300 per annum Council Tax Band: B



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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”.