

THE MODERN HOUSE



*London SE19
Sold*

Farquhar Road III

This beautiful four-bedroom house nestled in the leafy surrounds of Sydenham Hill and Crystal Palace epitomises the principles of modern living, light and flow that characterise Austin Vernon and Partners' work across the Dulwich Estate. Set across three floors, the living accommodation extends over 1,600 sq ft, with many lovely original features retained. The secluded garden to the rear of the house is full of mature planting and is a haven for the varied local bird life.

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

The house is set back from the street by a pedestrian pathway that leads between wide lawns and mature trees. A fresh white gate opens to a leafy front courtyard bound by the kitchen extension. The façade is typical of Dulwich Estate, pairing red-brick with bright white soffits.

The entrance hallway leads through to a generous living space that spans the full width of the house. Large sliding glass doors frame the outlook to the garden beyond and blur the boundary between outside and in. Original parquet floors have been preserved alongside modern twists, including a gallery shelf running along the left wall providing additional display space. A dining area sits between the main seating area and the kitchen; the current owners have used a recess in this area to create an office space.

The kitchen extension sits at the front of the plan, where a large picture window above the sink looks out to the greenery of the courtyard. Wooden cabinetry is paired with sleek worktops and a tiled splashback. A large skylight above ensure this room is bathed in natural light throughout the day. The current owners have created a pantry at the end of the room with valuable extra storage space. There is an additional storage cupboard and WC on the ground floor.

On the first floor, there are two generously sized double bedrooms, both with built-in storage. The main bedroom, at the rear of the house, is a peaceful space with treetop outlooks. Painted wooden boards run throughout, complementing the modern bespoke cabinetry. There is a family bathroom on this level with a bathtub and plenty of storage.

On the third floor, there is a third, dual-aspect bedroom with dormer windows to the front and rear. Positioned at the top of the house, this is a versatile space, currently configured as an office and second living room. Glass bricks create a feature wall dividing this space from the adjacent en suite shower room. There is plenty of eaves storage. The house also has a garage within the estate.

Outdoor Space

Wide sliding doors from the living space open to a verdant garden surrounded by mature trees and beds. Wisteria climbs over the pergola that defines the oak decked seating area immediately beyond the doors.

A low brick wall and a set of steps rise to a patch of lawn surrounded by rose, periwinkle and clematis. At the foot of the garden, a gate leads on to a further section with established planting framed by ancient woodlands just beyond.

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The Area

Local attractions include the Dulwich Picture Gallery, the Horniman Museum and the local town centres of Crystal Palace and Dulwich Village. A short walk away is Crystal Palace, which was included in Lonely Planet's "Greatest little-known neighbourhoods in the world", and is Sunday Times's Best Place to Live in London 2022. It is a vibrant area with award-winning restaurants and bars, thriving independent boutiques and a new Everyman cinema occupying a carefully restored Art Deco building.

The Dulwich Estate is extremely close to Dulwich & Sydenham Woods, now a wildlife nature reserve. The lake, maze, and open spaces of Crystal Palace Park are also a short walk away as are the beautiful expanses of Sydenham Wells Park and Dulwich Park.

Three schools in the area are Ofsted-rated 'Outstanding' Paxton Primary School. At secondary level, four local academies are also rated 'Outstanding' while fee paying options nearby include Dulwich College and Sydenham High School.

Farquhar Road is excellently positioned for access to the transport network; Gipsy Hill Station a few minutes away has direct rail links to London Bridge (26 minutes), Clapham Junction (15 minutes) and Victoria (32 minutes). Nearby Sydenham Hill station has fast routes to Victoria (15 minutes) and to the Thameslink connection at Herne Hill (4 minutes). Crystal Palace station is also within walking distance (approximately 20 minutes) from which Overground trains will take you to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes. There are also excellent bus links to Central London.

Council Tax Band: E

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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”.