

THE MODERN HOUSE



London SE19
£1,100,000 Freehold

Farquhar Road IV

Nestled in the leafy surrounds of Sydenham Hill and Crystal Palace, this four-bedroom house epitomises the principles of modern living, light and flow that characterise Austin Vernon and Partners' work across the Dulwich Estate. Set across three floors and 1,600 sq ft, the house has retained many of its lovely original features. Its rear secluded garden is full of mature planting and is a haven for the varied local birdlife.

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 1960s 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.

THE MODERN HOUSE



Farquhar Road IV

The Tour

The house is set back from the street by a pedestrian pathway that passes between wide lawns and mature trees. 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. The 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 kitchen sits at the front of the plan, where a large picture window above the sink looks out to the greenery of the entrance courtyard. Wooden cabinetry is paired with sleek worktops and a tiled splashback. A large skylight above ensures this room is bathed in natural light throughout the day. At the end of the room is a pantry that offers extra storage space. There is an additional storage cupboard and WC on the ground floor.

On the first floor are two generously sized double bedrooms with built-in storage. The main bedroom, at the rear of the house, is a peaceful space with treetop outlooks. A smaller third bedroom leads off the landing, currently used as an office. Painted wooden boards run throughout, complementing the modern cabinetry. There is a family bathroom on this level with a bathtub and plenty of storage.

On the third floor, there is a fourth bedroom with dormer windows to the front and rear. Glass bricks create a feature wall dividing this space from the adjacent en suite shower room which has been recently renovated. Eaves space here provides plenty of extra storage.

The house also has a garage within the estate, included in the sale.

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 interior plan.

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 to a further section with established planting framed by ancient woodlands just beyond.



London, South London
£1,100,000 Freehold

THE MODERN HOUSE



London, South London
£1,100,000 Freehold

Farquhar Road IV

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 is a few minutes away and 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

THE MODERN HOUSE



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”.