

THE MODERN HOUSE



Dartmouth Road, London SE23
£455,000 Share of Freehold

Forest Lodge II

Beautifully presented, this two-bedroom apartment is perched on the second floor of Forest Lodge, Forest Hill's little-known 1930s gem. Inside, pops of colour and smart design interventions combine to create a space that is bright, practical and full of joy.

The Tour

The plan is laid out with an east-west orientation. The apartment is flooded with natural light; the kitchen catches the morning sun, while the reception room is bathed with afternoon light. As with many flats of the era, the corridor runs centrally, allowing the rooms to benefit from large windows and natural light.

There are two equal-sized bedrooms, a bright living room and a separate kitchen that has access to a private balcony overlooking the leafy communal garden. The bathroom has been minimally decorated and is equipped with a shower over the bath.

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The flat has been renovated to an exemplary standard, remodelling the kitchen and bathroom, and restoring the original floorboards. The bespoke kitchen by Toby Mower features ply-edged lino worktops, deep green unit fronts and pale pink walls.

The Area

Forest Lodge is surrounded by local independent businesses. Notably, the trailblazing Balkan bakery Mystic Burek has recently opened a stand-alone store that has proved popular with those across London. Other local foodie highlights include Pantry for delicious coffee by day (and cocktails by night), Bona and Aga's Little Deli. For sustainable floral displays and flowers, Yolly specialise in distributing produce from UK growers.

It is also well-placed for the shops and restaurants of Dulwich Village and East Dulwich, as well as the open spaces of Sydenham Woods and Dulwich Park. The wonderful Horniman Museum and Gardens is a short walk away.

All of the amenities of Forest Hill, including its railway station, are approximately eight minutes away on foot. Regular trains run from Forest Hill to London Bridge, with a journey time of 12 minutes. The station also runs Overground services, with trains to Dalston via Canada Water (Jubilee Line), Shadwell (DLR), Shoreditch High Street and Whitechapel (District and Hammersmith & City Lines).

Tenure: Leasehold with Share of Freehold Length of Lease: Approx. 952 years Service Charge: Approx. £1,500 per annum (includes building insurance, Freeholders' administration or management charges, repairs to shared areas and the outside of the building, cleaning services in common areas, communal garden and sinking fund)
Council Tax Band: C



London, South London
£455,000 Share of Freehold

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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”.