

# THE MODERN HOUSE



*Sydenham Rise, London SE23*  
*Sold*

## Frobisher Court

This fantastically bright two-bedroom flat, on the fifth floor of an iconic block, has spectacular views over central London from its elevated position on Sydenham Hill. Designed by Austin Vernon and Partners in 1959, the building forms part of the Dulwich Estate and won a Civic Trust award in 1964.

The open-plan living space is full of light, with a five-metre north-facing window that runs the length of the room. The bedrooms at the far end of the living space are large and bright with impressive views to the north and east.

The flat is decorated to a very good standard in neutral tones. The original wood floor has been restored and there is beautiful polished plaster detail on carefully chosen walls. The bathroom has been completely refitted by the current owners, finished with Fired Earth tiles.

The block itself is situated in quiet communal surroundings, with views from almost every window. There is a garage included in the lease and parking in the grounds.

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An area well-known for its exceptional Modern architecture, the Dulwich Estate occupies approximately 1,500 acres, with numerous private roads that are 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 exceptional landscaping make for an appealing and unique place to live. The property is very near the Horniman Museum and Gardens and a short walk from Dulwich and Sydenham Woods.

Forest Hill is the nearest station, with direct National Rail services to London Bridge and Victoria. Overground services to Shoreditch, Highbury & Islington and Dalston. There is a connection to the Jubilee Line at Canada Water.

Tenure: Leasehold Lease length: approx. 135 years remaining



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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”.