

# THE MODERN HOUSE



*London SE19  
Sold*

## Giles Coppice IV

Designed by Malcolm Pringle of Austin Vernon & Partners in the mid-1960s, this house offers excellent accommodation (including three bedrooms, large living space and a garage) in a fantastic location. Giles Coppice is a small group of townhouses tucked away on a no-through road on the prestigious Dulwich Estate. All houses have off-street parking, as well as there being ample space for visitor parking. There are also well-maintained areas of landscaped green space on Giles Coppice.

Accommodation is spread over three floors, with a large open-plan living / dining area (with access to a balcony) and a WC on the ground floor, three bedrooms and a family bathroom on the first floor, and a utility room and garage on the lower ground floor.

The houses on Giles Coppice rarely become available and are some of the most admired on the Dulwich Estate, an area well known for its exceptional Modern architecture.

# THE MODERN HOUSE



*London, South London  
Sold*

## Giles Coppice IV

Crystal Palace, which is a 5-minute walk away, is a vibrant area with award-winning restaurants and bars as well as having a thriving arts and music scene. It was named as number 5 on Lonely Planet's "Greatest little-known neighbourhoods in the world". Features of the local area include Dulwich and Sydenham Golf Course, Crystal Palace International Sports Centre (with swimming pool) and numerous excellent parks and local woodland. Dulwich Village is a 15-minute walk from the house and the street is well placed for OFSTED 'outstanding' primary and secondary state schools as well as some of the best private schools in London.

Giles Coppice is ideally situated between two mainline stations (each approximately a 5-minute walk away) that offer fast and convenient travel to the centre of London. Sydenham Hill runs services to London Victoria (15 minutes), Blackfriars (20 minutes) and City Thameslink/Farringdon (22 minutes), and Gipsy Hill Station has direct rail links to London Bridge (23 minutes) and Clapham Junction (15 minutes). Crystal Palace station is also within walking distance (approximately 20 minutes). Connecting trains (via Sydenham) 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.

Tenure: Leasehold Lease: approx. 140 years Service charge: approx. £500 per annum

# 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”.