

THE MODERN HOUSE



*London SE19
Sold*

Giles Coppice V

This wonderfully bright five-bedroom townhouse with double garage, private garden and balcony was designed by Malcolm Pringle of Austin Vernon & Partners in the mid-1960s, and offers excellent accommodation in a fantastic location. The house sits within the well-maintained private grounds of Giles Coppice, and backs onto private woodlands.

Accommodation is over three floors and in its original configuration, with four bedrooms, a living room, a kitchen/dining room, study and two bathrooms. Entrance is to a wide hall, where there's a study (or fifth bedroom), WC and large bedroom with en-suite bathroom. The main living areas are positioned on the first floor, with an 18ft-wide reception room at the front and a kitchen/dining room at the back. An expanse of doors and windows that run almost the width of the building, create peaceful views of the private woodland, and give access to the decked terrace and stairs to the private garden. The top floor has three further bedrooms, including the master bedroom and second bathroom.

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*London, South London
Sold*

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The house retains several of its original details, including the banisters and balustrades as well as interior windows that flood the staircase with light. The house is heated by a warm air system as was intended by the architect. In addition, there are contemporary touches in the form of Vola bathroom taps and a Gaggenau gas hob in the kitchen.

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

Crystal Palace, which is a 10-minute walk away, is a vibrant area with award-winning restaurants and bars as well as having a thriving arts and music scene. 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 woodlands. 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 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.

Service Charge (maintenance of communal grounds): approx £240 per annum (paid quarterly) Annual charges to Freeholders for the Dulwich Estate Scheme of Management: approx £94 per annum

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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”.