

THE MODERN HOUSE



London SE19
Sold

Giles Coppice IX

This exceptional three-bedroom mid-century house is positioned on the prestigious Dulwich Estate. It lies on Giles Coppice, a small group of townhouses tucked away on a no-through road, nestled between landscaped communal green space and the 'spinney', a dense woodland for the exclusive use of residents. The house has been sensitively renovated to a light-enhancing design, carefully retaining many modernist details. Sydenham Hill is a haven of tranquillity yet just a 15-minute journey from London Victoria.

The Estate

The Dulwich Estate in south-east London is famed for its exceptional modernist architecture. Comprising approximately 1,500 acres, it is noted for its concentration of outstanding 1950s and '60s modernist design, much of it by Austin Vernon and Partners in partnership with landscape designers Derek Lovejoy and builders Wates. The estate includes numerous private roads, a wide mix of homes, and exceptional landscaping and planting, making for an attractive and unique place to live within easy reach of central London.

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The houses on Giles Coppice rarely become available and are some of the most admired on the Dulwich Estate. The layout of the individual houses, and indeed the planning of the whole road, was directly inspired by the Halen Estate near Berne, Switzerland. One of the most celebrated of all modernist housing schemes, the Halen Estate is a remarkable group of 81 houses on a Swiss hillside designed by Atelier 5 in 1957-61, which had a significant impact across the world, particularly on British architects in the early 1960s. For more information, please see the History section.

The Tour

A leafy pedestrian-only lane creates a welcoming approach to the house which is enviably positioned at the end of the terrace. Raised first-floor entry is to a well-proportioned hallway, complete with ornate fluted glass and original cabinetry. To the front of the plan are the spacious dual-aspect living and dining areas which are largely open-plan. Arguably one of the most impressive rooms, full-height glazing stretches across one wall, drawing in a beautiful quality of light. There is also direct access to a private sunny south-facing terrace care of a French door. Warming tones of reclaimed Sapele run underfoot, creating a sense of continuity and flow across the expansive room. The kitchen sits to the left of the plan, bound by the original serving hatch. Neutral white cabinets extend the muted palette in the living room and chime with a patterned splashback of blue tiles. Cork flooring runs underfoot. There is also a guest WC on this floor.

An original wooden staircase leads to the upper floor landing, lit from above via a skylight. There are two generously sized bedrooms with outlooks that frame the surrounding treetops. The third bedroom is currently used as an office. All of the bedrooms retain their original cabinetry. Large white metro tiles line the walls of the family bathroom, softened by hints of pale pink. There is a utility room and garage on the lower ground floor.

Outdoor Space

Through a glazed door in the living area lies a south-facing terrace running the entire breadth of the house. A perfect suntrap, it is an excellent vantage point and has space for a table and chairs, perfect for eating alfresco in the summer months. A beautiful and sweet-smelling Jasmine can be found trailing along the balustrade.

The Area

Crystal Palace (a five-minute walk away) is a vibrant area with award-winning restaurants and bars and a thriving art and music scene. It was number five on 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.



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Also in the area are Dulwich and Sydenham Golf Club, Crystal Palace International Sports Centre (which has a 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-rated “outstanding” primary and secondary state schools and 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), while 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: approx. £900 per annum. Council Tax Band: E



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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”.