

THE MODERN HOUSE



Farquhar Road, London SE19
Sold

Glenhurst Court

This bright two-bedroom apartment is well positioned on the fourth floor of an iconic block designed by Austin Vernon and Partners and built between 1957 and 1963.

The main living space is impressively light, with very large windows that run the length of the room. An original sliding door reveals a modern kitchen. The equal-sized bedrooms at the far end of the living space are large and bright, with views towards the West and South West. The block itself is situated in quiet communal surroundings. There is unallocated parking in the grounds and a storage unit in the basement that is included in the lease.

These flats were designed with plenty of built-in storage, particularly in the hall and the bedrooms. The partition wall between the hall and main reception room has been removed to maximise the space and light. The original wooden floor in the main living room still remains.

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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 thoughtful landscaping make for an appealing and unique place to live.

The property sits near Dulwich and Sydenham Woods, which are a wildlife nature reserve, and Crystal Palace Park is a short walk away. Other local attractions include the Dulwich Picture Gallery, the Horniman Museum and the local town centres of Crystal Palace and Dulwich Village. Crystal Palace, which was included in Lonely Planet's "Greatest little-known neighbourhoods in the world", is a short walk away, and is a vibrant area with award-winning restaurants and bars as well as having a thriving arts and music scene.

Glenhurst Court 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. 129 years Service charge: approx. £1,056 per annum Buildings insurance: approx. £440 per annum



*London, South London
Sold*

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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”.