

THE MODERN HOUSE



Farquhar Road, London SE19
Sold

Glenhurst Court II

This elegant two-bedroom apartment is positioned on the first floor of Glenhurst Court, an iconic block designed by Austin Vernon and Partners, built between 1957 and 1963. The building forms part of the renowned Dulwich Estate and won a Civic Trust award shortly after its completion in 1964.

The open-plan living space is impressively light, with very large windows that run the length of the room. A sliding door reveals a simple and elegant modern kitchen. The bedrooms at the far end of the living space are large and bright, and have a door that links them creating a versatile suite – the current owners use the second bedroom as a study/meditation room. The block itself is situated in quiet communal surroundings, with leafy treetop views from almost every window. There is a garage included in the lease and parking in the grounds.

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The apartment is decorated to a meticulous standard in neutral tones. Solid walnut floorboards run across the majority of the apartment. There are solid oak boards in the kitchen and wool carpets in the bedrooms. Secondary glazing has been added to the bedroom windows. Both the kitchen and bathroom were completely refitted and modernised by the current owners.

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.

Glenhurst Court sits near Dulwich and Sydenham Woods, which are a wildlife nature reserve, and next to Crystal Palace Park. 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.

Gipsy Hill and Sydenham Hill stations are less than one mile away, with frequent links to London Victoria and London Bridge.

Tenure: Leasehold Lease: approx. 127 years Service charge: approx. £1,250 per annum Buildings insurance: approx. £560 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”.