

# THE MODERN HOUSE



*Lymer Avenue, London SE19*  
*Sold*

## Grenville Court II

Grenville Court forms part of the renowned Dulwich Estate, and was built between 1957 and 1963 to a design by Austin Vernon and Partners. This two-bedroom apartment sits on the ground floor at the quiet rear of the block, surrounded by the mature trees and landscaped gardens that the estate is known for.

These apartments were intended to provide high-quality housing for working professionals, and as such were finished with lovely hardwood floors and Crittal windows that span almost the length of the living space and rotate on a central axis to create a prevailing sense of space and light. This flat was lovingly restored by its current owner, returning its mid-century charm with sensitive modern additions in the kitchen and bathroom.

The communal areas in these blocks are extremely well-considered, and a set of steps leads to the raised ground floor. Inside the apartment, a small lobby leads to the large living space. The current owner has reinstated the sliding doors that separate the kitchen, which is smartly fitted in white.

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There are two equal-sized bedrooms with in-built cabinetry at the far end of the apartment. Each are large and bright with original floorboards and views over the gardens. This apartment also has the lease of a garage on the estate.

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. The mix of houses and exceptional landscaping make for an appealing and unique place to live.

Grenville Court sits near Dulwich and Sydenham Woods, which are wildlife nature reserves, 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. There are also excellent bus connections towards Herne Hill, Brixton and into the centre of London.

Tenure: Leasehold Lease Length: 129 years remaining  
Parking: private garage and off-street Council Tax Band: C (approx. £1,232.70 per annum) Service Charge: approx. £2,000 per annum. The charge covers buildings insurance, freeholders' administration or management charges, cleaning services, communal garden maintenance and repairs to shared areas and the outside of the building



*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”.