

THE MODERN HOUSE



London SE23
Sold

Hyndewood III

This four-bedroom house was built in the 1960s by renowned architect Norman Starrett. Set peacefully amongst the greenery of Hyndewood Estate in Forest Hill, it is home to an abundance of original features; the current owner has thoughtfully preserved the Starrett-designed elements while introducing careful modern touches. The house has a peaceful garden and a garage on the estate is included in the sale.

The Architect

Norman Starrett worked on several visionary, small developments in southeast London in the 1960s; this house is an incredibly successful example of the attention to detail with which the young architect constructed his designs. See the History section below for further information.

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The Tour

Situated on one of the most private corners of the estate, the house is set back from a quiet residential close, nestled behind a verdant front garden. Inside, a small porch leads to the open-plan living and dining spaces. Iroko parquet flooring runs underfoot and a series of full-height sliding doors open directly to the garden, allowing copious amounts of natural light in. Across the ground floor, a plethora of mid-century features culminate in a joyful celebration of the modernist aesthetic.

This is particularly true of the kitchen, which is home to light blue, 1960s cabinetry and an original glass serving hatch. A utility room lies at the end of the space, where a reeded glass door provides alternative access to the terrace.

A wooden staircase leads up to three bedrooms and a bathroom. The main bedroom has a large window, which maintains its original framework, that overlooks the gardens below and ensures the room is wonderfully bright. This bedroom is one of very few on the estate to retain its typical mid-century vanity unit lined with Formica and wood. Likewise, in the second bedroom, which is currently arranged as an office space, a beautifully preserved counter runs the length of the room. As per Starrett's original design, in-built cupboards cleverly zig-zag between the two larger bedrooms and provide plenty of practical storage space.

On the second floor is a third bedroom with a ply-panelled vaulted ceiling; this has views over the estate's treetops from a row of clerestory windows. There is copious storage to be found in the eaves.

Outdoor Space

The house is set within the quiet Hyndewood Estate; there are copious trees and shrubs to the front of the house. In the garden, a combination of decking and stone paving is hugged by a series of herbs and shade-giving trees and palms. At the end of the garden, there is space for a shed, providing useful storage.

The Area

Forest Hill is an extremely popular area of southeast London, in part due to the London Overground extension. As a result, there are plenty of very good independent cafes, restaurants and pubs in the area. The Horniman Museum and Gardens is a popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning.

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Hyndewood Estate is brilliantly located between Forest Hill and Sydenham and is within easy reach of several green spaces and woodland parks including Dulwich, Sydenham Hill Wood and Crystal Palace. Mayow Park is around five minutes away and has tennis courts, a playground and the charming Brown & Green cafe. Dulwich College, Alleyn's School, James Allen's Girls' School, and Sydenham High School for Girls are all close, as is an "outstanding" German-British kindergarten, which is around two minutes' walk from the house.

Transport links are excellent, with Forest Hill station approximately 10 minutes' walk from Hyndewood; this runs Overground and Southern Rail services to London Bridge, Canada Water, Shoreditch and Highbury & Islington. Sydenham Hill station is also nearby and offers trains to City Thameslink and Victoria in under 20 minutes.

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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”.