

THE MODERN HOUSE



London SE23
Sold

Hyndewood IV

This three-bedroom house was built in the 1960s by renowned architect Norman Starrett. Set peacefully among 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. For more information, see the History section below.

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The Tour

The house is approached through the vibrant front garden. Inside, a small porch leads to the open-plan living and dining spaces. Parquet flooring runs underfoot, and bi-fold doors open directly to the garden, allowing copious amounts of natural light in and establishing a strong connection to the outdoors, which runs throughout the house. Across the ground floor, a plethora of mid-century features culminates in a joyful celebration of the modernist aesthetic.

The kitchen sits to the left of the plan, bounded by the 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.

An open-tread wooden staircase rises from the side of the living room to the first-floor bedrooms. The main bedroom sits at the front of the house, a large picture window framing the views of the treetops outside. A wall of built-in wardrobes sits to the side of this generous room.

The second bedroom overlooks the garden and is a good-sized double with more built-in wardrobe space. A family bathroom sits off the landing; tiled and with a shower over the bathtub, this is a bright and fresh space.

On the second floor, the third bedroom is currently used as a studio. Clerestory windows bathe the room in light as wooden boards run underfoot. This would make another good-sized double bedroom.

The house has a garage at the foot of the garden, which is currently set up as a workshop with electricity running in from the house.

Outdoor Space

The house is set back from the road behind a beautifully kept front garden filled with Bottle Brush, Early Amethyst, Teasel, Sumac and Olive Trees. Set amongst the woodlands this creates a charming and verdant approach to the house.

The bi-fold doors from the kitchen open to a terrace overlooking the rest of the garden, with space for a dining table and chairs. The architect has given this space a courtyard feeling enclosing it with two sides of the house and spandrel marking the move towards the lawn. Raised beds wrap around the lawn with evergreen jasmine, clematis, and plume thistle lining the perimeter. At the end of the garden is gate which leads to the garage.

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 Ofsted rated "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.

Council Tax Band: D

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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”.