

THE MODERN HOUSE



Farquhar Road, London SE19
Sold

Knoll Court

Knoll Court forms part of the renowned Dulwich Estate, and was the first of the excellent blocks of flats built between 1957 and 1963 to a design by Austin Vernon and Partners. This immaculate two-bedroom apartment is on the fourth floor with wonderful views to the treetops. It has been lovingly restored by its current owners, returning its mid-century charm with colourful modern additions.

Set in well-maintained communal gardens and parkland, Knoll Court is shaded by huge mature trees. Inside the apartment, a small lobby leads to the large living space. Facing due south, this room is incredibly bright. Crittal windows span almost the length of the room and rotate on a central axis to create a prevailing sense of openness.

These apartments were intended to provide high-quality housing for working professionals. The living spaces have oak-parquet flooring with a gold trim underfoot, and this apartment also retains its original electric fireplace, set to one end of the room.

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An original reeded-glass door opens onto the adjacent kitchen, which is fitted with soft pink-hued cabinetry and steel finishes by Pluck Brixton to chime with the tone of the stripped windowframes.

There are two equal-sized bedrooms with in-built cabinetry at the far end of the apartment, as well as a modern family bathroom with dove-grey tiling.

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.

Knoll 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: 126 years remaining
Parking: off-street Council Tax Band: C (approx. £1,232.70 per annum) Service Charge: approx. £1,500 per annum. The charge covers buildings insurance, freeholders' administration or management charges, cleaning services, communal garden maintenance, repairs to shared areas and the outside of the building and concierge or caretaker



*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”.