

THE MODERN HOUSE



Farquhar Road, London SE19
£495,000 Leasehold

Lowood Court II

This impeccable two-bedroom apartment is situated on the top floor of Lowood Court, a building within Austin Vernon & Partners's renowned Dulwich Estate. Supremely peaceful and light care of its elevated position, the apartment retains an abundance of original features and a thoroughly mid-century atmosphere. Lowood Court lies amid quiet communal gardens and sloping lawns dotted with mature trees.

The Building

An area well-known for its exceptional modernist architecture, the Dulwich Estate occupies approximately 1,500 acres and includes numerous private roads that are managed by the estate. It is noted for its concentration of outstanding 1950s and 1960s design, much of it by Austin Vernon & Partners. The mix of houses and thoughtful landscaping make for an appealing and unique place to live. For more information on the Dulwich Estate, please see the History section below.

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The Tour

Lowood Court rises high above the quiet, leafy street below. This apartment is positioned at the top of the building, on the seventh floor, to which there is both lift and stair access. Replete with original features, it is defined by its impeccable mid-century design and the superb quality of light that flows around its circular plan.

The front door opens to a hallway with storage space; this leads immediately to the open-plan living and dining area. Dark, recently restrained original timber runs underfoot and stands in contrast to the white-painted walls. With its generous proportions, the room has space for separate seating and dining areas. Artemide light fittings ensure ambience throughout the day.

On the opposite side of the plan lies the kitchen. The room is dual aspect, with large internal glazing that borrows light from the living space on one side and a window on the other. White cabinetry with a contemporary gloss finish provides plenty of storage. Appliances are by Bosch; large-format grey tiles extend across the floor.

Both bedrooms are bright and spacious, with large windows that frame uninterrupted and far-reaching views towards the City. The main bedroom, painted with 'De Nimes' by Farrow and Ball, has recently had a new, dark carpet installed. The second bedroom, by comparison, makes use of a light decorative palette. Both are arranged in a circular plan so that each can be accessed from the living spaces, or from a door that connects the two.

The recently updated bathroom has the same grey floor tiles as the kitchen, creating a sense of material continuity. White metro tiles clad the walls, and there's an inbuilt bath.

The apartment has a private garage, and there is unallocated guest parking on the forecourt below.

Outdoor Space

Lowood Court is peacefully situated amongst communal gardens dotted with a variety of mature trees. As with many mid-century estates, the Dulwich Estate was originally planned around the existing woodlands in the area and so feels wonderfully sympathetic to its surroundings.

The Area

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. The new Everyman cinema, within a carefully restored art deco building, is also within easy reach.



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The Dulwich Estate is extremely close to Dulwich & Sydenham Woods, now a wildlife nature reserve. The lake, maze and open spaces of Crystal Palace Park are also a short walk away.

There are excellent primary schools in the area, including the Ofsted “Outstanding”-rated Paxton Primary School.

Lowood Court is excellently positioned for access to the transport network. Gipsy Hill Station has direct rail links to London Bridge (26 minutes) and to Clapham Junction (15 minutes), Crystal Palace station is also within walking distance, approximately 20 minutes away. Connecting trains (via Sydenham) will take you to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes. There are also excellent bus links to central London.

Tenure: Leasehold Lease Length: approx. 122 years remaining Service Charge: approx. £1,350 per annum Council Tax Band: C

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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”.