

THE MODERN HOUSE



Farquhar Road, London SE19
Sold

Lowood Court

This impeccable two-bedroom apartment is situated on the top floor of Lowood Court, a building within the renowned Dulwich Estate designed by Austin Vernon & Partners. Supremely peaceful and light, care of its elevated position, the apartment retains an abundance of original features and a thoroughly mid-century atmosphere. The building 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 '60s 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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Lowood Court

The Tour

Lowood Court rises high above the quiet, leafy street below. This apartment is positioned on the seventh floor at the top of the building, 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 where there is storage space for coats and shoes; this leads immediately to the wonderful open-plan living and dining area. The heart of the home, the room is bathed in natural light, which streams in through original windows that extend the length of one wall. Framing views over the greenery of the estate below, this expanse of glazing and the apartment's elevated position create a sense of incredible quietude and peace. Dark-stained original timber runs underfoot, in contrast to the white-painted walls. There is plenty of space for separate seating and dining areas; light fittings are by Artemide.

On the opposite side of the plan lies the kitchen. The room is dual aspect, care of large internal windows that allow light to flow in from the living space, towards the window over the sink. White cabinetry provides ample storage, with a gloss finish that adds a contemporary touch yet remains in keeping with the apartment's mid-century charm. Appliances are by Bosch; large-format grey tiles extend across the floor.

Both bedrooms are bright, generous spaces with uninterrupted far-reaching views north towards the City. A sense of quiet retreat pervades, and light floods in through the huge windows. The rooms are arranged in a circular plan so each can be accessed from the living spaces or from a door that connects the two. The main bedroom is painted in the teal shades of 'De Nimes' by Farrow and Ball and has a dark carpet, ensuring a serene sleeping environment, while the second bedroom utilises a lighter palette. Large built-in wardrobes provide an abundance of storage in both rooms.

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 is a built-in 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 so feels wonderfully sympathetic to its surroundings.



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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, which occupies a carefully restored Art Deco building, is also within easy reach.

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-rated 'Outstanding' 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 Clapham Junction (15 minutes). Crystal Palace station is also within walking distance (approximately 20 minutes). 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. 187 years remaining Service Charge: approx. £1,300 per annum
Freeholder: Incorporated Trustees of Dulwich Est 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”.