

THE MODERN HOUSE



London SE26
Sold

Peckarmans Wood II

Designed in 1963 by the architect Malcolm Pringle of Austin Vernon & Partners, this four-bedroom mid-terrace house is one of the largest on the highly prized and peaceful Peckarmans Wood. The current owner has created a basement, to provide approximately 1,923 sq ft of accommodation over three floors (including garage).

The house is raised up slightly, with a front garden and a set of steps to the front door. The ground floor contains a bright reception room, leading to a modern kitchen and dining room at the rear, with folding doors that open out onto the garden. There is a decked patio, a step up to an artificial lawn, and then beautifully maintained communal gardens beyond. The first floor contains a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The lower ground floor is presented as a single open space that would suit a variety of uses, including a cinema, a gym, a studio, a play room etc. Natural light is brought in via a large rooflight. The garage is situated in a separate block. The house has lovely leafy views on both sides, and is quietly situated on a no-through road.

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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. It is noted for its concentration of outstanding 1950s and 60s design, much of it by Austin Vernon & Partners. The mix of houses and exceptional landscaping make for an appealing and unique place to live.

The property is surrounded by Dulwich and Sydenham Woods, which are a wildlife nature reserve. This is combined with Dulwich and Sydenham Golf Course, as well as an allotment and sports club grounds, to provide an unbroken green space as far as Dulwich Park and Lordship Lane. 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. Dulwich Village is also a 15-minute walk from the house, and the street is well placed for OFSTED 'outstanding' primary and secondary state schools as well as some of the best private schools in London.

Peckarmans Wood is a short walk on a footpath to Sydenham Hill station, which runs services to London Victoria (13 minutes), Blackfriars (20 minutes) and City Thameslink/Farringdon (22 minutes). Connecting trains (via Sydenham) will take you to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes.

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”.