

# THE MODERN HOUSE



Pleydell Avenue  
London SE19

£350,000 Freehold (Land with Planning only)

This is a rare opportunity to acquire a site along Pleydell Avenue, a well-situated quiet residential road in Crystal Palace. The land is sold with planning permission for a three-bedroom, end-of-terrace house with a private garden.

The design is by award-winning architects Burd Haward. Established in 1998 by Catherine Burd and Buddy Haward, the practice has developed a reputation for making carefully crafted, authentic, sustainable buildings and spaces: their work has gained critical acclaim for its conceptual clarity, structural simplicity and rigorous approach to material and detail.

The proposed scheme is divided over five half levels, working with the natural slope of the site, and measures around 1,463 sqft internally. The design is a contemporary reinterpretation of the surrounding terraces, employing a pale-brick façade with external brick chimney, deeply

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recessed sash windows and a slate-tiled roof.

Entry will be via a front garden which is demarcated by a low brick planter. The front door and windows sit beneath a cantilevered overhang that acts as a covered porch. The sash windows of the main living space face the quiet street, whilst the kitchen and dining room are positioned on the garden side, a half level up. There are two large bedrooms, a shared bathroom and separate utility room on the third and fourth levels, and a master bedroom with en-suite bathroom on the top floor.



The site is excellently located near the Crystal Palace triangle, a popular local area lined with pubs, restaurants, like Joanna's and Exhibition Rooms, and independent shops, as well as a newly open Everyman Cinema. It is well known for its vintage furniture and antiques shops. Crystal Palace occupies a privileged position in the topography of London, one of the highest points in the city, at 367 feet.

There are a number of well-regarded schools in the area. The Gypsy Hill Federation runs three primary schools in Crystal Palace and Gypsy Hill, all of which are highly sought after. There are a range of independent schools in nearby Dulwich.

Crystal Palace station runs services to Victoria and London Bridge up to six times an hour. Canary Wharf is around 24 minutes away (via the Jubilee line from Canada Water).



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Approximate Gross Internal Area = 136 sq m / 1464 sq ft

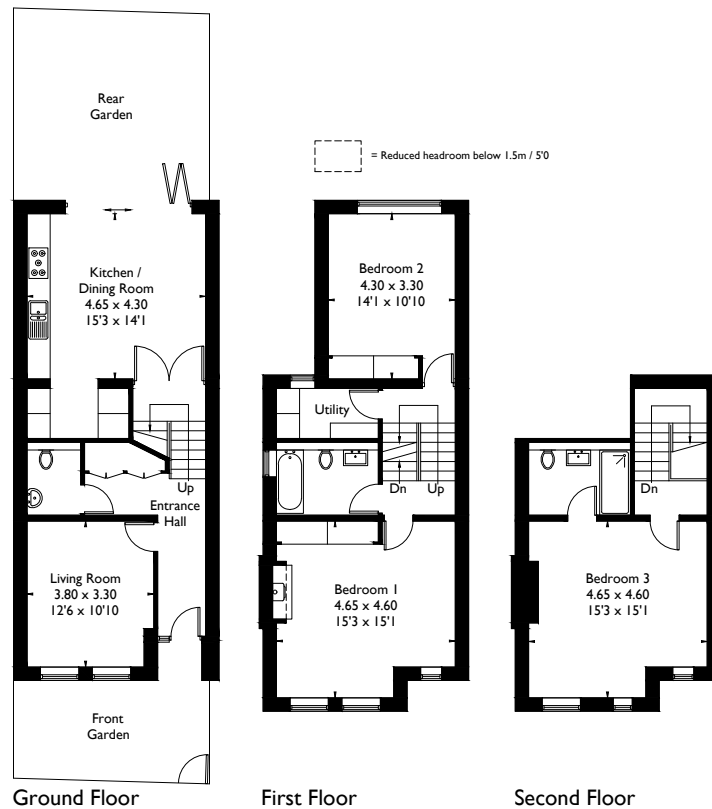


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