

# THE MODERN HOUSE



*Lymer Avenue, London SE19*  
*Sold*

## Raleigh Court II

This wonderfully bright two-bedroom flat is positioned on the ground floor of Austin Vernon's iconic Raleigh Court. Designed in 1959, Raleigh Court offers beautiful mid-century details set against the peaceful, leafy surroundings of the Dulwich Estate.

The main living space is large and light, with a five-metre window that runs almost the length of the room. A breakfast bar divides the kitchen from the main living space. The equal-sized bedrooms at the far end are large and bright, and are linked by a connecting door creating a versatile suite.

The block itself is situated in quiet communal surroundings, with views towards central London. The apartment has a garage en-bloc included in the lease and there is unallocated parking for residents in the grounds.

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The flat is decorated to a very good standard in neutral tones. The original Iroko floor in the main living room and in the entrance hall has been restored and treated and secondary glazing has been added to all the main windows. Both the kitchen and bathroom have been modernised by the current owner.

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 thoughtful landscaping make for an appealing and unique place to live.

The property sits near Dulwich and Sydenham Woods, which are a wildlife nature reserve, and Crystal Palace Park is a short walk away. 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.

Raleigh Court is ideally situated between two mainline stations (each approximately a 10-minute walk away) that offer fast and convenient travel to the centre of London. Sydenham Hill runs services to London Victoria (15 minutes), Blackfriars (20 minutes) and City Thameslink/Farringdon (22 minutes), and Gipsy Hill Station has direct rail links to London Bridge (23 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. 133 years Service Charge: approx. £1,056 per annum Buildings Insurance: approx. £440 per annum



*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”.