

THE MODERN HOUSE



Lymer Avenue, London SE19
Sold

Raleigh Court III

This wonderfully bright two-bedroom flat extends over 870sq ft and is positioned on the ground floor of Austin Vernon's iconic, Grade II-listed Raleigh Court. The building, an exemplar of British modernism, features beautiful mid-century details and is set within the peaceful, leafy surroundings of the Dulwich Estate. Dwellings on the estate range from large, detached houses to rows of smaller terraced houses and a select number of apartment blocks, such as the one where this home can be found.

The Architect

Built between 1957-63, the Dulwich Estate in southeast London is famed for its exceptional modernist architecture. Comprising approximately 1,500 acres, the estate is noted for its concentration of outstanding 1950s and '60s modernist design, much of it by Austin Vernon & Partners in partnership with landscape designers Derek Lovejoy and builders Wates. The estate includes numerous private roads and a wide mix of homes, as well as exceptional landscaping and planting, making for an appealing and unique place to live within easy reach of central London.

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*London, South London
Sold*

Raleigh Court III

The Tour

The entrance hall to the apartment features Banham locks and has been recently restored and treated. Upon entrance, the rectangular nature of the plan is apparent. The home is dominated by a generous living space, which retains its original Iroko flooring. This area is large and light, with a five-metre window that runs almost the length of the room.

A breakfast bar divides the living area from the kitchen, which sits at the rear of the plan. This has been cleverly laid out and modernised in recent years to an extremely high standard. The neutral tones riff on the building's mid-century fabric and are picked up on in the bathroom, also recently renovated.

To the east of the home's footprint are two bedrooms, which benefit from wonderful morning light. They are of equal size and linked by a connecting door, creating a versatile suite that is large and bright. The bathroom lies adjacent. Secondary glazing has been added to the main windows throughout the apartment.

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

The Area

Raleigh Court is near Dulwich and Sydenham Woods (a wildlife nature reserve). Crystal Palace Park is a short walk away; other local attractions include the Dulwich Picture Gallery, the Horniman Museum & Gardens and Dulwich Village. Crystal Palace, which was included in Lonely Planet's "Greatest little-known neighbourhoods in the world", is close at hand; a vibrant area with award-winning restaurants and bars, as well as 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 central London. Sydenham Hill runs services to London Victoria (15 minutes), Blackfriars (20 minutes) and City Thameslink/Farringdon (22 minutes), and Gipsy Hill 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) 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. 130 years Service Charge: approx. £1,056 per annum Buildings Insurance: approx. £440 per annum

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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”.