

THE MODERN HOUSE



London SE23
£1,425,000 Freehold

Tewkesbury Avenue II

Meticulously renovated by Charlotte Ireson, this 1930s five-bedroom semi-detached house occupies an elevated spot in Forest Hill. Spectacular views look out towards some of London's finest landmarks, from the Shard to the modernist masterpiece Dawson's Heights. At the rear, a stepped, east-facing garden has been divided into several patio areas bordered by immaculate hedges, sweet-smelling herbs and swathes of bamboo.

The Tour

The house is approached via a short set of steps that cut through a terraced front garden enclosed by mature bushes. The original 1930s façade has been sensitively updated with contemporary flair: a cedar-clad extension connects to the west elevation and dark grey framed windows by VELFAC punctuate the white-painted exterior.

THE MODERN HOUSE



Tewkesbury Avenue II

Entry is to a wide and bright hallway with a clear line of sight through to the garden beyond. The ground-floor layout pays particular attention to light and flow. The kitchen, to the right of the plan, is characterised by understated grey cabinetry and smooth quartz worktops. Dual-aspect glazing makes the room brilliantly bright.

Arranged in an L-shape, the kitchen leads directly to a dedicated dining space with clerestory windows. Broad sliding doors open to the garden, extending the living spaces during the warmer months. A playroom sits at the far end of the room.

The living room is on the opposite side of the plan and recalls the original design of the house with a neat fireplace set in a slanted wall.

There are four bedrooms on the first floor, each fanning out from a central hallway. Floor-to-ceiling glass windows illuminate the main bedroom, which has been cleverly divided to include a walk-in wardrobe and generous en suite bathroom. The remaining three bedrooms each have original lime-washed floorboards that sit harmoniously with the house's subtle palette. There is also a large family bathroom on this floor finished with sleek white subway tiles.

The fifth bedroom, with its own en suite shower room, fills the converted loft space. It has a striking Velux window that converts to a Juliet balcony, intentionally positioned to maximise the breathtaking views across south-east London, the city and beyond.

Outdoor Space

Dotted with fruit-bearing apple, pear and plum trees, the garden has a wonderfully secluded feel. A stepped arrangement delineates several patio areas, with a strip of lawn placed at the top, bordered with fragrant lavender and leafy bamboo. A decked patio that extends to one side has been positioned to receive the best of the morning sun, making it a beautiful space to sit, entertain and dine. There is also plenty of outdoor storage.

The Area

Forest Hill is an extremely popular area of south-east London, in part due to the London Overground extension. As a result, there are plenty of very good independent cafés, restaurants and pubs in the area including Bona, Pantry, Aga's Little Deli and St David for coffee. The Horniman Museum and Gardens is a popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Sunday morning.

Tewkesbury Avenue is brilliantly located between Forest Hill and Honor Oak Park and is within easy reach of several green spaces and woodland parks, including Dulwich, Peckham Rye and Brenchley Gardens.



South London
£1,425,000 Freehold

THE MODERN HOUSE



Tewkesbury Avenue II

Transport links are excellent, Forest Hill Station is just under 15 minutes' walk, which runs Overground and Southern Rail services to London Bridge, Canada Water, Shoreditch and Highbury & Islington.

Council Tax Band: E



South London
£1,425,000 Freehold

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

THE MODERN HOUSE



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”.