

THE MODERN HOUSE



*London SE19
Sold*

Tylney Avenue

This four-bedroom house forms part of Dulwich Wood Park, the first and largest project undertaken by Wates under the direction of Austin Vernon & Partners on the Dulwich Estate. Built in the early 1960s it retains many of the classic mid-century design details that the architects are known for, including what is thought to be the original landscaping in the enchanting private rear garden.

This part of the Dulwich Estate was begun with intention to set the buildings in the existing mature landscaping, retaining the large mature trees and creating quiet car-free private roads. Tylney Avenue is a wide street, and this house is set behind a front garden with off-street parking.

Entry is to a hall at ground level with a bedroom on the right and guest bathroom at the end of the hallway. The current owners have extended into the garage, creating a serene bedroom that opens to the garden and a useful storage space accessible from the front of the house.

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Original hardwood flooring leads up to the kitchen and dining room which are wonderfully bright, as the house is oriented east-west to make the best of the light throughout the day. The current owners have modernised the kitchen with lino floors and oak tops and opening it to the dining room, while keeping the mid-century spirit of the house.

Upstairs, are three bedrooms and a family bathrooms that all look to the treetops. Flooring on the upper levels is slim stripped floorboards and the landing has been fitted with full height cabinetry to create a library.

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. The mix of houses and exceptional landscaping make for an appealing and unique place to live.

Tylney Avenue sits near Dulwich and Sydenham Woods, which are wildlife nature reserves, and next to Crystal Palace Park. 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.

Gipsy Hill and Sydenham Hill stations are less than one mile away, with frequent links to London Victoria and London Bridge. There are also excellent bus connections towards Herne Hill, Brixton and into the centre of London.



*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”.