

THE MODERN HOUSE



Sydenham Hill, London SE26
Sold

Woodside Villa IV

This beautifully arranged two-bedroom apartment is located on the ground floor of Woodside Villa, an exemplary development of eight flats within a handsome double-fronted Victorian villa. Designed by the RIBA Award-winning John Smart Architects, and completed in 2008, the apartment offers engaging modern living spaces, high ceilings and beautiful materials.

Measuring approximately 750 sq ft, there are two good-sized bedrooms, two bathrooms (one is an en-suite), a large reception room and a separate kitchen. There are generous amounts of storage throughout the apartment that make the most of the ten feet high ceilings. It has a private south-east-facing balcony which overlooks a charming woodland area at the rear of the building. The development also offers a security entry phone system, as well as off-street parking and covered cycle storage. There is one space allocated to the apartment that is registered under a separate lease.

THE MODERN HOUSE



Woodside Villa IV

The materials used throughout the apartment have been carefully considered, maintaining the oak parquet floor of the original re-design, concrete kitchen worktop and oak shelves and cupboards. The interior space is flushed with natural light through full-height sash windows in the main living room.

Local facilities can be found at nearby Dulwich Village and Crystal Palace, and the Sydenham Hill Wood Nature Reserve is close by. Much of the surrounding area is owned by the Dulwich Estate, which has a strong reputation for conservation. Woodside Villa is within easy reach of a number of popular Dulwich schools. The nearest train station, Sydenham Hill, offers services to Blackfriars, Victoria, the City and Canary Wharf. Crystal Palace and Sydenham stations are also very accessible.

John Smart Architects are among Britain's most enterprising and intelligent young practices. They were voted one of the world's top 50 best emerging architects by Wallpaper magazine. Their first major housing development, DKH in East Dulwich, won an RIBA award, was runner-up in the Evening Standard Best New UK Housing award, and runner-up in the Grand Designs Best New UK Housing award.

Tenure: Leasehold Lease Length: approx. 119 years (expires 2137) Service Charge: approx. £976.13 per annum Ground Rent: approx. £350 per annum (plus £150 per annum for the parking space)



*London, South London
Sold*

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”.