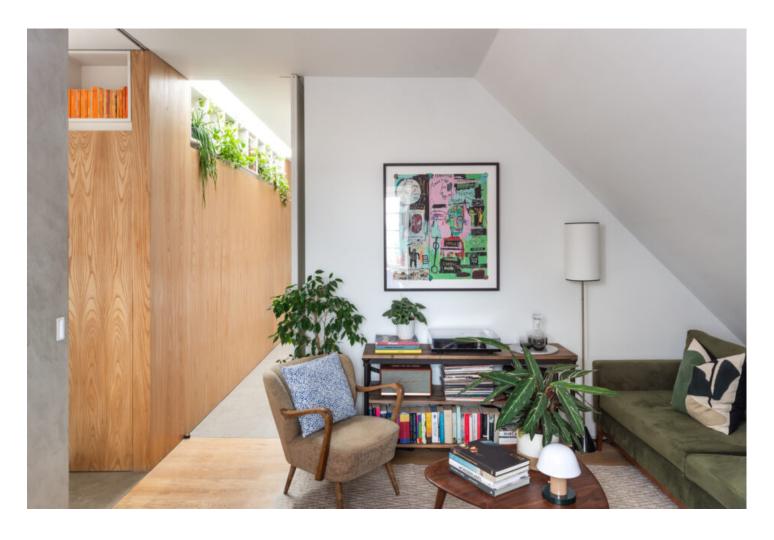
THE MODERN HOUSE



Sydenham Hill, London SE26

Woodside Villa VI

This two-bedroom apartment is located on the top floor of Woodside Villa, an exemplary development of eight flats within a handsome double-fronted Victorian villa on the Dulwich Estate. Designed by the RIBA Award-winning architectural practice Craftworks, the building was completed in 2008.

This particular apartment is located in the eaves of the building and measures approximately 850 sq ft. It has two double bedrooms with built-in wardrobes (one of which is currently configured as a snug, or second sitting room), a bathroom, a generous reception room and a galley kitchen with concrete worktop and polished-plaster walls. The high vantage point of the flat gives it views over trees at the rear of the building.

The structure contains the kitchen units on one side and oak-faced cupboards on the other. A skylight above the kitchen lets in lots of natural light.

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London, South London Sold

Woodside Villa VI

The building's entrance is to a wonderfully grand entrance hall with exceptionally high ceilings and wood floors. The development also offers a security entry phone system, as well as an allocated off-street parking space (included in the sale but on a separate lease) and covered cycle storage.

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.

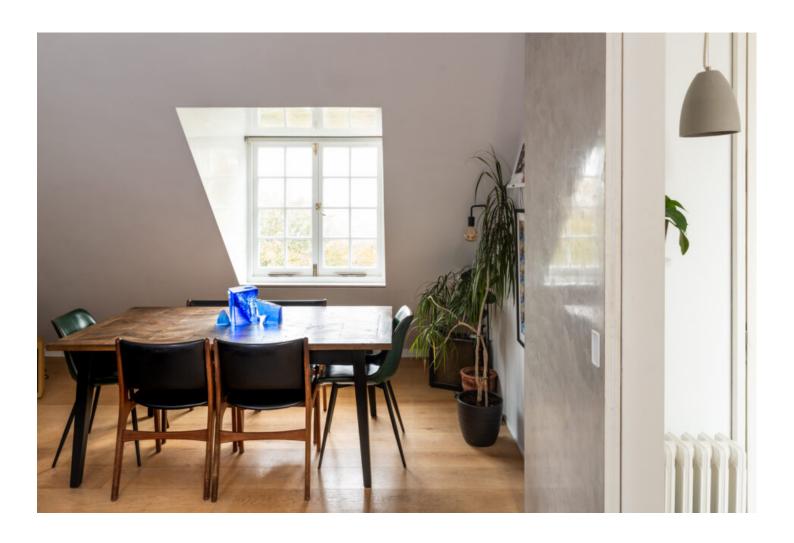
Woodside Villa is within easy reach of a number of popular Dulwich schools. The nearest train station, Sydenham Hill, offers services to Blackfriars and Victoria. Crystal Palace and Sydenham stations are also very accessible.

Craftworks are among Britain's most enterprising and intelligent young practices. Of Woodside Villa, they have remarked, "The layering of both the new and the existing creates a historical mix between past and present and offers attachment and comfort to each occupier."

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 a 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. 117 years remaining Service Charge: approx. £1,500 per annum Ground Rent: approx £500 per annum Council Tax Band: D Parking: Allocated residents' parking

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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".