

THE MODERN HOUSE



*Sydenham Hill, London SE26
£550,000 Leasehold*

Woodside Villa VII

This beautifully arranged two-bedroom apartment is located on the ground floor of Woodside Villa, a handsome double-fronted Victorian house on Sydenham Hill. The cleverly configured apartment offers artfully modern living spaces, high ceilings and a tactile material palette.

The Architect

Craftworks is one of Britain's most enterprising and intelligent young practices, 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.

The Tour

The striking blue façade of this ornate Victorian villa sits in charming contrast to the pared-back, almost Scandinavian interiors that unfold behind it.

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The materials used throughout the apartment have been carefully considered: a concrete kitchen worktop is complemented by oak shelving and cupboards, and the oak parquet flooring of the original redesign has been wonderfully maintained. The interior space is flushed with natural light from full-height sash windows in the main living room.

Defined by its craftsmanship and practicality, the apartment has built-in storage across its plan that accentuates its lofty 10 ft tall ceilings. The airy living room looks out across the balcony, with an office nook tucked neatly around one corner.

There are two generous double bedrooms towards the front of the plan, one with an en suite. A family bathroom in the centre sits between the living and sleeping spaces, which have been thoughtfully placed at the brightest edges of the building.

The apartment has allocated off-street parking, registered under a separate lease, and covered cycle storage.

Outdoor Space

A private south-east-facing balcony overlooks a woodland area at the rear of the building. Here, there is space for planters and for a dining table and chairs to take in the surrounding sylvan setting.

The Area

Woodside Villa sits beside Dulwich and Sydenham Woods, both wildlife nature reserves. This, combined with Dulwich and Sydenham Golf Course, as well as an allotment and sports club ground, provides unbroken green space as far as Dulwich Park and Lordship Lane. The lake, maze, and open spaces of Crystal Palace Park are also a short walk away, as are the beautiful expanses of Sydenham Wells Park and Dulwich 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 has previously been named number five on Lonely Planet's "greatest little-known neighbourhoods in the world", is a 15-minute walk away and is a vibrant area with award-winning restaurants and bars as well as having a thriving arts and music scene. Church Road winds through Crystal Palace, surrounded by cafes and restaurants, including Brown & Green, Four Boroughs, Palazzo, and the Affinity Brew Shop. We've written more about our recommendations in the area in our Journal.

Dulwich Village is also a 15-minute walk from the house, and the street is well-placed for Ofsted-rated "Outstanding" primary and secondary state schools, as well as some of the best private schools in London.



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There is a short walk on a footpath to Sydenham Hill Station, which runs services to London Victoria (13 minutes), Blackfriars (20 minutes) and City Thameslink/Farringdon (22 minutes). Connecting trains (via Sydenham) will take you to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes.

Tenure: Leasehold Lease Length: Approx. 114 years remaining Service Charge: Approx. £2,500 per annum Ground Rent: Approx. £175 per annum Parking Space: Approx. £75 per annum Council Tax Band: D



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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”.