

THE MODERN HOUSE



London SE23
Sold

Wynell Road

Unfolding over the first floor of a handsome Victorian terrace in Forest Hill, this apartment has been impeccably executed by the current architect owners. Filled with bespoke joinery and carefully considered design details, the home has been thoroughly thought through for modern life and was shortlisted for the AJ Small Projects Award in 2021. A mature garden lies to the rear, bursting with a variety of planting and shaded by large sycamore trees, with a contemporary studio positioned at the far end.

The Tour

Set back from the street behind an excellently maintained front garden, the exterior of the house is characterised by traditional white stucco detailing against a façade of London stock brick. Steps ascend up one side to the first floor, where a front door opens to a communal hallway with storage space for bikes and prams.

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The apartment's front door opens into a central hallway painted in a smart shade of deep, powdery grey. Here, there are large storage cupboards with space for a washer and dryer, hidden within the wall to be almost unnoticeable. The hall provides access to the open-plan living room and kitchen at the front of the plan, and the peaceful bedroom at the rear.

The kitchen, dining and living areas occupy a generous space defined by its bright, fresh atmosphere. Engineered oak flooring runs underfoot, and two expansive windows frame views of a grassy verge opposite. In the living room, an open fireplace with a hearth of Dutch clinker bricks provides an architectural focal point, adding a textured materiality to the pared-pack palette. A dining area is currently positioned in the middle of the room.

The kitchen extends along one wall and is a masterclass in the art of bespoke joinery. Constructed with a solid oak worktop and oak veneered plywood doors, the cabinetry conceals everything from spice shelves to a Smeg oven, the latter specially fitted for the space. Cabinetry with discreet sliding doors is positioned above the worktop, while soft-close drawers with concealed runners lie below. A Smeg ceramic hob, Neff dishwasher and fridge are again neatly hidden by the impeccable design.

Peacefully situated at the rear of the plan, the northeast-facing bedroom employs the same simple palette of light grey walls against engineered oak floors. There is a full wall of floor-to-ceiling built-in wardrobes; made from solid birch plywood, their light exterior aids the flow of light around the room. A large window frames views over the verdant garden below, and there is a solid ash built-in desk nestled in the corner. Sockets and toggle switches are primarily executed in flat-plate stainless steel.

There is a separate WC and shower room, both of which exemplify the superb attention to detail found throughout. The WC has a floor-to-ceiling wall of solid ash and birch plywood built-in storage, with open shelves cut in to provide further easily accessible storage; the airflow taps are by Hans Grohe. The shower room, in contrast to the rest of the interiors, has been decorated in deep, moody maroon shades, utilising matt Mosa tiles. The softwood ceiling has been osmo-oiled, while cork flooring extends below a floating ash and birch plywood vanity unit with integrated sensor lighting underneath.

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At the far end of the garden lies a garden studio, its exterior one of black corrugated cladding that creates a contemporary silhouette. A wall of glazing including double-glazed double doors ensures a bright interior, allowing light to illuminate the cork floors and white walls. It also provides an opportunity to sit in a sheltered space while enjoying the garden. Currently used as an office and secondary living space, the studio is extremely versatile and would suit a variety of uses. It is fully insulated and wired with electricity; there is also a compost WC including a small sink and water tank, concealed by a cork sliding door. A storage room sits along one side, providing a home for garden items.

Outdoor Space

Paving stones gently wind through the expansive rear garden, with the section belonging exclusively to this apartment positioned at the secluded far end of the space. There is ample room for a dining area in front of the studio, shaded by leafy sycamore trees that provide added privacy. Mature plants and shrubbery surround the space, creating a peaceful, verdant retreat that works equally well for working, relaxing or entertaining.

The Area

Wynell Road sits in the heart of Forest Hill, an extremely popular area of south-east London, in part due to the London Overground extension. As a result, there are plenty of excellent independent cafes, restaurants and pubs in the area. Canvas & Cream on the High Street, part café and art gallery, is an excellent spot for coffee and cake, as is St David Coffee. For a casual lunch or dinner, afternoons and evenings in The Signal and Sylvan Post pubs offer great food and drinking options. Neighbourhood favourite The Pantry deli is positioned just around the corner and serves excellent coffee and St John pastries.

The Horniman Museum and Gardens is a popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning. Capitol Walk is also well placed to access the shops and restaurants of Dulwich Village and East Dulwich, as well as the open space of Dulwich Park. It is within easy reach of several other green spaces and woodland parks, including Mayow Park, Sydenham Hill Wood and Crystal Palace.

All of the amenities of Forest Hill, including the railway station, are approximately 10 minutes away on foot. Forest Hill Station runs Overground and Southern Rail services to London Bridge, Canada Water, Shoreditch and Highbury & Islington. Sydenham Hill station is also nearby and offers trains to City Thameslink and Victoria in under 20 minutes.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 115 years remaining Council Tax Band: B

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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”.