

THE MODERN HOUSE



Lymer Avenue, London SE19
Sold

Raleigh Court V

Sympathetically reimaged in recent years, this two-bedroom apartment retains the best attributes of mid-century modern design. It occupies an elevated fifth floor position, set on a leafy hillside within the revered Dulwich Estate. Raleigh Court is one of seven iconic towers built to a design by Austin Vernon & Partners between 1957 and 1963. Exceeding 850 sq ft, the plan is configured around an expansive open plan living space where swathes of south-facing glazing frame the tree canopies. The apartment also has the leasehold of a garage on the estate. Lively, Crystal Palace Triangle with its assortment of shops and cafes is a short walk away.

The Estate

An area well-known for its exceptional modernist architecture, the Dulwich Estate occupies approximately 1,500 acres and includes numerous private roads managed by the estate. It is noted for its concentration of outstanding 1950s and '60s design, much of it by Austin Vernon & Partners. The mix of houses and thoughtful landscaping make for an appealing and unique place to live. For more information, please see the History section.

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The Tour

The brilliance of Austin Vernon & Partners design filters through every aspect of these coveted buildings, from their light-filled spatial design to the most considered aspects of detailing. This finish runs throughout the apartments and the communal areas, which pair bare brick with polished concrete, terrazzo, encaustic tiling and glass brick walls. The dramatic raised ground-level entrance is reached via a wide set of covered steps which ascend to a communal hall with Iroko panelling and doorways leading in turn to the main stairwell and lift.

The apartment has been fully refurbished by the current owners and has been rewired and re-plumbed. It is entered through a well-proportioned and naturally lit hallway with a generous built-in storage cupboard. Carefully preserved original Iroko flooring leads from here into an exceptionally bright, open-plan living space where a sublime wall of Crittall frames leafy views of the hillside's canopies. These apartments were intended to provide high-quality new housing and, as such, were finished to exceptional standards. The room is arranged with a living space to the right and dining to the left; the two areas are united by the breathtaking natural backdrop of the south-facing wall of glazing.

The understated kitchen has underfloor heating and is tucked neatly behind, where quartz composite worktops flow between porcelain tiling and veneer cabinetry that provides ample storage. A stainless steel sink with a polished nickel tap is strategically placed in the corner, underneath windows with far-reaching views of the city.

There are two well-proportioned double bedrooms with built-in wardrobes and a spacious family bathroom at the other end of the plan. In the bathroom, which also has underfloor heating, matte black fixtures and fittings create a striking contrast with marble flooring which flows seamlessly upward to span the walls. A square Lusso Stone sink sits beneath mirrored cabinets and an open shelf which sits neatly in the recess of the wall.

Outdoor Space

All residents of the Dulwich Estate have access to the woodland and beautifully maintained communal gardens.

The Area

Raleigh Court lies close to the wildlife reserves of Dulwich and Sydenham Woods, 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 a thriving arts and music scene.



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Church Road winds through Crystal Palace, surrounded by cafes and restaurants, including Brown & Green, Four Boroughs, Palazzo, and the Affinity Brew Shop. 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.

The apartment is well-positioned for access to the transport network, with Gipsy Hill and Sydenham Hill stations less than one mile away. Gipsy Hill Station has direct rail links to London Bridge (23 minutes), London Victoria (25 minutes) and Clapham Junction (15 minutes). Trains from Sydenham Hill will take you to Victoria Station in 15 minutes. There are also excellent bus links to central London.

Tenure: Leasehold Lease Length: approx. 135 years remaining Service Charge: approx. £2,000 per annum Parking: private garage and off-street Council Tax Band: C



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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”.