

THE MODERN HOUSE



*London SE23
Sold*

Capitol Walk

This beautiful two-bedroom mews house sits in a wonderfully peaceful and private street in Forest Hill. Vertical cedar cladding accentuates the angled window openings that draw an abundance of light into this thoughtfully conceived home. Flowing open-plan living gives way to a secluded courtyard garden surrounded by bamboo.

The Tour

The house is approached along a cobbled pathway that runs alongside the terrace, flanked by mature climbing plants and a gabion wall in Celtic Sandstone. Entrance to the house is raised from the ground via a short set of stairs with aluminium and cedar balustrades. The front door opens to a hallway, seamlessly leading into the main living space.

The eye is immediately drawn to the full-width aluminium bifold doors and out to the garden at the rear. Engineered ash boards, warmed by underfloor heating, run underfoot throughout the ground floor. This is a spacious living area characterised by its connection to the outdoors.

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The kitchen runs parallel to the entrance hall; a full-height picture window frames a small front garden and the pathway beyond. Onyx Silverstone worktops are paired with ply cabinetry to create a clean and minimalist aesthetic while providing an abundance of storage and workspace. There is also a separate WC on this floor.

To the left of the plan, the staircase ascends to the first floor. The landing is heightened and brightened by clerestory windows. The main bedroom has a private decked balcony accessed through large sliding doors. There is an en suite bathroom finished in Silver Shadow marble tiles, and the cabinetry is accented with walnut and ash trim. The second double bedroom has outlooks to the courtyard garden through two angled windows.

A third room sits on the first floor, a double-height space currently configured as a study, allowing light to be drawn in through a band of clerestory glazing at the top of the room. Floor-to-ceiling shelves offer an abundance of storage and make a striking feature. Leading off the landing is a second bathroom with a shower, the interior of which mirrors the en suite.

Outdoor Space

Bifold doors in the living room open out onto the garden. Large format slate tiles are paired with raised beds to create a courtyard oasis with mature bamboo planted around the perimeter. Surrounding greenery makes this a peaceful and secluded space with plenty of room for a dining table and chairs.

The Area

Capitol Walk 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 spent in The Signal and Sylvan Post pubs offer great food and drinking options.

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 Sydenham Hill Wood and Crystal Palace.

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All of the amenities of Forest Hill, including the railway station, are approximately five 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 nearby and offers trains to City Thameslink and Victoria in under 20 minutes.

Council Tax Band: F



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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”.