

THE MODERN HOUSE



East Dulwich, London SE22
Sold

DKH II, Dog Kennel Hill

This 3-bedroom duplex penthouse has fabulous treetop views over London. It is located on the top two floors of DKH, an imaginative apartment building designed by John Smart Architects. DKH won the RIBA Award for Best New Housing in London.

The apartment is arranged over two storeys, with the sleeping accommodation on the lower floor and the living space on top. Two of the bedrooms give on to a balcony, and the reception room has full-height sliding glass doors that open onto a sunny roof terrace with space for sitting out and enjoying the dramatic panoramic views. The high-specification interior demonstrates an imaginative use of materials, and includes hardwood floors and bespoke concrete basins.

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DKH II, Dog Kennel Hill

DKH forms a striking new landmark on the brow of Dog Kennel Hill. Externally it mixes timber louvers, mesh panelling and stone gabions with panels of colour to create an intriguing and fluid façade. The rear elevation is made almost entirely from opaque glass, so that the building lights up like a magic lantern at night.

The building offers secure entry, an external courtyard, a covered bicycle store and a lift to the upper floors. There is also secure underground parking.

DKH was the first major building of John Smart Architects, who have since completed a number of intelligent, enterprising projects. They were voted one of the world's top 50 best emerging architects by Wallpaper magazine. As well as winning the RIBA award, DKH was runner-up in the Evening Standard Best New UK Housing award, and runner-up in the Grand Designs Best New UK Housing award.

DKH is situated within a short walk of East Dulwich station (regular trains to London Bridge take approximately 12 minutes) and Denmark Hill station (regular trains to Victoria, Blackfriars and London Bridge). Recreational space is available at Crystal Palace, Dulwich Park and Brockwell Park. There is a supermarket adjacent to the building, and the shops, bars and street markets of Lordship Lane are close at hand. Dulwich Village is also within easy reach.

Tenure: Leasehold
Lease: Approx 122 years remaining
Service charge: Approx £1,000 per annum
Ground rent: Approx £300 per annum

*London
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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”.