

THE MODERN HOUSE



East Dulwich, London SE22
Sold

DKH III, Dog Kennel Hill

This two-bedroom duplex apartment is located on the second and third floors of the fabulous DKH building, winner of the RIBA Award for Best New Housing in London.

The flat measures approximately 700 sq ft (65 sq m) internally. The lower floor contains a reception room with open-plan kitchen and dining area, opening onto a balcony with space for a table and chairs. Part of the room is double-height, with glazing all the way up and far-reaching views. There is also a cloakroom off the reception room. The upper floor contains a master bedroom with access to a smaller second balcony, and a void overlooking the reception room below. There is also a second bedroom at the front, and a bathroom.

The flat comes with a secure underground parking space, which costs £25 per month.

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The high-specification interior demonstrates an imaginative use of materials, and includes hardwood floors and bespoke concrete basins.

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 a fluid façade. The rear elevation is made almost entirely from opaque glass, so that it 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.

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 121 years remaining
Local Authority: Southwark



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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”.