

THE MODERN HOUSE



*London SE19
Sold*

Kitley Gardens

Masterfully renovated to celebrate its modernist design, this two-bedroom maisonette is positioned within a peaceful estate between South Norwood and Crystal Palace. The wonderfully bright living spaces are defined by extensive glazing and a considered material palette that combine to create an effortless sense of continuity. The house has a private, south-facing balcony and is set between a communal garden and the woodlands of South Norwood Lake and Grounds. Included in the Sunday Times's Best Place to Live in London 2022, the Crystal Palace Triangle is within walking distance.

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The Tour

The home sits on the eastern terrace of the estate, which is set back from the quiet road by a communal garden with a well-maintained lawn and mature specimen trees. The archetypal mid-century façade echoes the architecture of Wates and Austin Vernon and Partners, for which the area is renowned. It is characterised by expansive glazing and clean lines of timber panelling and brickwork. The front door opens onto an open-plan kitchen and living space where carefully restored floorboards establish an immediate tactility and contrast beautifully with the birch ply cabinetry.



A modern take on the original kitchen hatch zones the space, fitted with cabinetry that echoes the impressive joinery framing the stairs. A wide window sits above the sink, drawing natural light deep into the kitchen. Here, white tiles sit above a Formica worktop and extensive cabinetry fronted by stainless steel.

A tranquil living space occupies the rear of the plan, where soft grey walls and floor-to-ceiling glazing allows the sweeping view of mature treetops to take centre stage with pink blossom in spring and deep oranges in autumn. From here, large sliding doors open onto a south-facing balcony.



Stairs ascend to the first floor, with a beautifully finished bathroom, two well-proportioned double bedrooms and a well-concealed utility room. Painted in sage green, the main bedroom features cork flooring and expansive windows overlooking a tall blossom tree. The bathroom sits adjacent, with a combined bath and shower, ceramic tiling and matt black fittings and fixtures. A curved terrazzo sink creates a striking feature, while fluted glass on the door maximises natural light inside, illuminating the cool palette of blue and grey. Painted floorboards flow from the central hall into the second bedroom with the same original windows that frame far-reaching views of the woodland beyond.

Outdoor Space

Large sliding doors at the rear open onto a south-facing balcony overlooking mature blossom trees and the woodland beyond. There is space for planters and a small table and chairs to enjoy the sun that bathes the space throughout the day.

The Area

The home sits just north of South Norwood Lake and Grounds, an expansive green space with a children's playground, community orchard and bowling club. Kitley Gardens is a 15-minute walk to the centre of Crystal Palace, included in Lonely Planet's "Greatest little-known neighbourhoods in the world" and Sunday Times's Best Place to Live in London 2022. It is a vibrant area with award-winning restaurants and bars, thriving independent boutiques and an Everyman cinema occupying a carefully restored Art Deco building.

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Crystal Palace has an abundance of cafes and restaurants, including Brown & Green, Four Boroughs, Palazzo, and the Affinity Brew Co. The lake, maze, and open expanses of Crystal Palace Park are a local favourite; there are also many green spaces, including Westow Park, Norwood Park and Norwood Recreation Grounds. The weekly food market on Haynes Lane is a short walk away from fresh independent produce.

Crystal Palace station is a 15-minute walk away, running Overground trains to Canada Water in 20 minutes and Shoreditch High Street in 30 minutes. Gipsy Hill station is a 25-minute walk away with connections to London Bridge and London Victoria.

Tenure: Leasehold Lease Length: approx. 969 years remaining Service Charge: approx. £3,500 per annum (The service charge is currently at an inflated level due to improvement works being carried out estate wide. There is a plan in place and the charge is due to reduce once the works are complete.) Ground Rent: Peppercorn 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”.