

THE MODERN HOUSE



*London SE23
Sold*

Tewkesbury Avenue

This beautifully remodelled 1930's house with five bedrooms and a landscaped terraced garden sits high on the hill with wonderful views across London. The space has been excellently engineered by the architects to create living accommodation that extends to almost 2,000 sq ft.

The double-fronted house is approached via steps that pick through the terraced front garden. A covered porch gives way to a wide hall. To the right is the open-plan kitchen that leads through to a dining space and family room, and to the left, a second reception room and a utility room. A broad set of glazed doors open onto the garden at the back of the house.

Upstairs, there is a master bedroom with dressing room and en-suite bathroom, three further bedrooms and a family bathroom. The fifth bedroom, with its en-suite shower room, fills the converted loft space and has a striking Velux window that is well-positioned to maximise the view.

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The layout is very well orientated for family life, and has been designed both practically and with a keen focus on good materials. During the remodelling, designed by architect Charlotte Ireson, a cedar-clad extension was added to the West elevation of the house. The existing structure was completely redesigned and new windows installed throughout.

The house is well located near the centre of Forest Hill, an area in south-east London which has become very popular recently with the help of the London Overground extension. As a result, there are plenty of very good independent cafes, restaurants and pubs nearby. The Horniman Museum and Gardens is a very popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning. The centres of Dulwich and Peckham are within easy walking distance.

There are a number of 'outstanding' primary schools in immediate vicinity including Fairlawn Primary, as well as the highly respected Horniman Primary School.

The nearest station is Forest Hill, running London Overground services to Highbury & Islington via Shoreditch High Street and Canada Water (for connections to the Jubilee Line). Southern Rail trains direct to London Bridge with a journey time of around 15 minutes. Honor Oak Park and Peckham Rye station (a short bus ride away) are also within easy reach.



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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”.