

THE MODERN HOUSE



London SE19
£800,000 Leasehold

Woodview Mews II

This beautiful four-bedroom duplex apartment, with a private garden and off-street parking, is found on a quiet gated cul-de-sac a short walk from both Crystal Palace Park and South Norwood Recreation Ground. Built in 2015, to a design by Geraghty Taylor Architects, the house extends to over 1,830 sq ft internally and has been brilliantly conceived to easily enable future expansion if needed through its two recessed balconies.

The Architect

Geraghty Taylor Architects' aspirational schemes favour a people-centric approach focused on well-being. With the view that the built-environment acts as a backdrop to healthier and happier communities, they have garnered a reputation for holistic and well-thought-out architecture. They engage in forward-thinking creative processes informed by cultural evolution and trends through an organic method of workshop-led research.

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The Tour

Woodview Mews is a secure terrace of six houses set behind large Victorian villas on Church Road. It was constructed in a modular fashion to create 11 homes, ranging from single-storey lateral apartments to houses arranged over three floors. The architects dubbed this pioneering design 'LivinHome' and it is typified by the ease with which alterations can be made to suit needs.

The ply façade presents an elegant profile that riffs on the traditional urban terrace, with material and formal elements suited to contemporary requirements.

Entry to this apartment is on the ground floor and to a hall with an offset cloakroom. A wide staircase ascends to the first floor living space which is primarily centred around a large, open plan kitchen/living/dining room. This covers the full depth of the apartment with balconies at both the front (north-west) and the rear (south-east); the latter provides spectacular and far-reaching views. A neutral colour palette has been employed throughout to accentuate the excellent levels of natural light, with clean, contemporary materials creating a sense of tranquillity and flow.

Situated off the principal living space is a bathroom and another large room currently arranged as a secondary reception room, with the potential to also serve as a fourth bedroom.

The second floor provides three well-sized bedrooms, a walk-in wardrobe and two bathrooms. The principal bedroom has a balcony and receives fantastic afternoon light, whilst the two further bedrooms to the rear benefit from the aforementioned views and morning light.

Outdoor Space

The garden is a suntrap from early morning to late afternoon, with plenty of space for outdoor entertaining. A series of raised beds border the garden housing wild grass, flowering shrubs and rosemary. A wall of trailing ivy lines one end of the garden, greening the perimeter fence. The garden feels incredibly peaceful care of a number of trees from the surrounding area that provide a leafy canopy.

The Area

A short distance from the sought after 'Crystal Palace Triangle', the area is well known for its pubs and restaurants such as The Alma and The White Hart, the very popular Palazzo and the weekly Crystal Palace Food Market. The area also has a plethora of antiques and independent shops such as homeware store, Elkins. There is also a recently refurbished Everyman Cinema.

There are numerous green spaces including Westow Park and playground nearby. Crystal Palace Park is just beyond to the north and South Norwood recreation grounds are to the east. Also close by are Stambourne Woods and Dulwich Upper Woods.

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There are several good schools in the area; The Gipsy Hill Federation runs three primary schools in Crystal Palace and Gipsy Hill and there are many independent schools in nearby Dulwich.

Crystal Palace station runs services to Victoria and London Bridge up to six times an hour. Canary Wharf is around 24 minutes away, via Canada Water Overground services taking 19 minutes. Thameslink services from Norwood Junction run to London Bridge and Blackfriars in as little as 12 and 18 minutes respectively.

Tenure: Leasehold Lease Length: 116 years remaining
Service Charge: approximately £3,250 Ground Rent: approx. £300 per annum Council Tax Band: E

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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”.