

# THE MODERN HOUSE



*Lymer Avenue, London SE19*  
*Sold*

## Grenville Court

Foliage-filled views framed by masses of glazing serve as the uplifting backdrop of this exquisitely renovated two-bedroom apartment. It occupies an elevated position, set on a leafy hillside within the revered Dulwich Estate on the third floor of Grenville Court, one of seven iconic towers built to a design by Austin Vernon & Partners between 1957 and 1963. Exceeding 850 sq ft, it combines the finest attributes of mid-century modern living, with incredible levels of light throughout and fabulous views through glazing in each of its four aspects. The apartment also has the leasehold of a garage on the estate.

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### *The Tour*

The brilliance of Austin Vernon & Partners design filters through every aspect of these coveted buildings, from their light-filled spatial design to the most considered aspects of detailing. This attention is equally appreciated in the communal areas, which pair bare brick with polished concrete, terrazzo, encaustic tiling and glass brick walls. The dramatic raised ground-level entrance is reached via a wide set of covered steps which ascend to a communal hall with Iroko panelling and doorways leading in turn to the main stairwell and lift.

The apartment is entered through a well-proportioned and naturally lit hallway with cloak and shoe storage. This leads ahead to an exceptionally bright, open-plan living space where a sublime wall of Crittall frames leafy views of the hillside's canopies. These apartments were intended to provide high-quality housing for working professionals and, as such, were finished to exceptional standards. The original Iroko flooring has been retained in the living areas and hallways. The room is arranged with a living space to the right and dining to the left; the two areas are united by the breathtaking natural backdrop of the westerly wall of glazing.

A sliding door offers separation of the living room from the kitchen. This, and its fixed neighbour, has been thoughtfully designed with glass panels allowing light to fill the kitchen from both aspects.

Two similarly sized bedrooms occupy the northern section of the apartment, both with built-in cabinetry, oak parquet floors and excellent views in each direction. A shower room serves the two bedrooms. Throughout the apartment, secondary glazing has been added to boost efficiency.

### *Outdoor Space*

All residents of the Dulwich Estate have access to the woodland and beautifully maintained communal gardens.

### *The Estate*

An area well-known for its exceptional modernist architecture, the Dulwich Estate occupies approximately 1,500 acres and includes numerous private roads managed by the estate. It is noted for its concentration of outstanding 1950s and '60s design, much of it by Austin Vernon & Partners. The mix of houses and thoughtful landscaping make for an appealing and unique place to live. For more information, please see the History section.



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### *The Area*

Grenville Court lies close to the wildlife reserves of Dulwich and Sydenham Woods, and next to Crystal Palace Park. Other local attractions include the Dulwich Picture Gallery, the Horniman Museum and the local town centres of Crystal Palace and Dulwich Village. Crystal Palace, which was included in Lonely Planet's 'Greatest little-known neighbourhoods in the world', is a short walk away and is a vibrant area with award-winning restaurants and bars as well as a thriving arts and music scene.

The apartment is well-positioned for access to the transport network, with Gipsy Hill and Sydenham Hill stations less than one mile away. Gipsy Hill Station has direct rail links to London Bridge (23 minutes), London Victoria (25 minutes) and Clapham Junction (15 minutes). Trains from Sydenham Hill will take you to Victoria Station in 15 minutes. There are also excellent bus links to central London.

*Tenure: Leasehold Lease Length: approx. 125 years remaining*

*Parking: private garage and off-street Council Tax Band: C*

*Service Charge: approx. £2,000 per annum*

Please note that this property is owned by an employee of The Modern House Ltd.

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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”.