

# INIGO



## *Jewels Walk*

LONDON SE26

SOLD

Positioned on a quiet, tree-lined street in Sydenham, this two-bedroom apartment occupies the ground floor of a mid Victorian villa with striking external detailing. Inside, it balances rich jewel tones with white-painted walls that elongate its already generous period proportions. The light-filled open-plan living spaces at the rear provide direct access to the private garden, which is home to plenty of pretty flowers, evergreen shrubs and a stately silver birch tree.

### *Setting the Scene*

Once known as Sippenham, Sydenham has had a settlement since the medieval period. However, large Victorian villas such as this were first established in Sydenham Hill in the 1850s in response to the development of the Crystal Palace, which was built to house the Great Exhibition in 1851 and located nearby.

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Jews Walk is one of the oldest roads in Sydenham and was named after two brothers who had set out to create a beautiful tree-lined street in the area. In 1854, there was a concern among the local population that the name was not respectful and a petition to rename it to 'The Grove' was put forward. However, the council decided to retain the name and the lineage of the brothers.

### *The Grand Tour*

Constructed around 1875, the house is set back from the road behind a mature oak tree, fence and hedgerows; a wisteria works its way across its frontage. The handsome façade has intricate carved limestone and diaper brickwork.



Accessed via a well-maintained communal entrance, the apartment opens to an arterial hallway with the original floorboards running underfoot. To the left, the brilliantly arranged open-plan living space receives a wealth of light from the rear floor-to-ceiling glazing, which takes the form of mullion windows atop casement French doors. The kitchen lies at the fore and has fluted white cabinetry, integrated appliances and an oak worktop. The room's double-height ceilings are elongated by the original dado rail, which snakes around the perimeter of the room.

Located to the front of the plan, the main bedroom has been decorated with a rich teal paint. Beautiful tripartite bay windows have retained original shutters and draw in a westerly light throughout the day. A second bedroom lies adjacent with Graphenstone's juniper paint on the walls, which fosters a cosy atmosphere. The space can also accommodate a generous amount of storage and has a slated ceiling rack. It would make a useful study, if desired.

Adjacent to the main bedroom, the bathroom has soft cream wall tiles, Moroccan floor tiles and a rainfall shower over the bath.

### *The Great Outdoors*

The rear garden is a private and brilliantly planted haven. It has a patio terrace just off the living area – ideal for morning coffees and sundowners – and is well-stocked with established mature plants including winter clematis and jasmine. In the summertime, the shadow of a silver birch tree is a cool spot to sit and read beneath.

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The apartment has a designated parking spot in the communal front terrace, perfect for the installation of an electric car charge port if needed.

### *Out and About*

From its leafy position, Sydenham has both suburban remove and south-east London verve. The area developed as an affluent Victorian neighbourhood and has been the home of Crystal Palace FC since 1854. It has long been celebrated for its green aspect, with 19th-century painter Camille Pissaro depicting the approach to Fox Hill Church in his piece 'The Avenue, Sydenham'.

Kirkdale High Street is a stone's throw away with treasures such as Vardo, 161 Wine Bar, and timeout's favourite Mystic Burek. Local amenities can be found at nearby Dulwich Village and Crystal Palace, and the Sydenham Hill Wood Nature Reserve is close by. Much of the surrounding area is owned by the Dulwich Estate, with its strong reputation for conservation.

Dulwich and Sydenham Hill Golf Course, as well as allotments and sports club grounds, provide an unbroken green space as far as Dulwich Park and Lordship Lane, and the Green Link walkway offers miles of footpaths between them. Sydenham Wells Park is a five-minute walk from the flat. The excellent Woodhouse Pub is located at the entrance to Crescent Wood Road, voted by The Daily Telegraph as having one of the best pub gardens in London. Other local attractions include The Dulwich Picture Gallery, The Horniman Museum and the local town centres of Crystal Palace and Dulwich Village.

Crystal Palace is nearby, which was named in Lonely Planet's "Greatest little-known neighbourhoods in the world", is a vibrant area with award-winning restaurants and bars as well as a thriving art and music scene. The same can be said for nearby Lordship Lane which is lined with lively independent shops and restaurants, such as Kartuli which provides exceptional Georgian food.

The house is a 10-minute walk to Sydenham station, which runs services to London Victoria in 15 minutes and to Blackfriars in 18 minutes. Overground trains from Forest Hill or Sydenham run to Canada Water in 20 minutes.

Tenure: Share of Freehold



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Lease length: Approx. 94 years remaining

Service Charge: Approx. £1,200 per annum

Ground Rent: N/A

Council Tax Band: B

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.