

# INIGO



## *Crescent Wood Road*

LONDON SE26

SOLD

While enveloped in the greenery of Sydenham Woods, this maisonette, filled with contemporary cottage character, is under 20 minutes by train from London Victoria Station. Perched atop Sydenham Hill, it occupies an old coach house once in service to the neighbouring manor house Lyncombe, and shares its extensive communal gardens.

### *Setting the Scene*

Rich with ornate detail and a handsome brick façade, the coach house is a study of its neighbour in miniature. It was designed by Charles Barry Jr, son of Charles Barry, the architect responsible for the Houses of Parliament, who had himself designed the ornate Dulwich College. The coach house bears the hallmarks of the late 18th-century neo-Italian Renaissance style. Its face and dormers are adorned with prominent Dutch gables, and arched sash windows are bound by ornate detailing. Decorative brickwork typical of the high Victorian era stretches in bands across the facade and prominent chimneys.

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The coach house was partially extended in the 1920s for then-resident Madame Lily Payling, an Australian contralto, to house her new motorcar. She was so well-regarded that she opened the first-ever concert broadcast over the radio in 1923. The concert was well-received in France and Belgium but only heard in the most coastal regions of Britain. An extravagant tenant, Madame Payling once threw an 80th birthday party for her mother, at which she served a 300lb cake containing 150 eggs and took a fortnight to make.

### *The Grand Tour*

The coach house runs alongside the quiet, leafy road of Sydenham Hill. It is set back behind a well-maintained communal garden that surrounds the building and extends to over an acre of grounds to the rear of the main house. Beyond is the tranquil environment of Sydenham Woods, which stretches down to Lordship Lane and Dulwich beyond. The coach house also shares the large off-street car park, where it has an allocated space.

The original porched doorway leads through to a thoughtfully arranged hallway with space for coats and wellies, and a distinct utility area. The space is lined with half-height butt-and-bead boarding painted in a rich 'Brompton Road' green by Mylands.

The second bedroom is also on the ground floor, although currently configured as a study. It is a peaceful retreat, well-lit by windows at each end and served by a convenient WC and shower.

Upstairs, the main living space opens out to express the dramatic volume of the vaulted ceiling in its fullness. At one end, a recently refurbished kitchen curls around the corner, creating a dynamic yet pragmatic space, fantastically designed for cooking and entertaining. There is a timeless palette throughout: brass fixtures are offset by deep navy cabinetry, a large Belfast sink, and a newly fitted white work surface with subtly veining.



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As the room opens out and the ceiling soars, the focus of the room shifts towards the large arched bipartite window with leafy views out across the street. Here, both a dining and a living room are arranged, making use of its versatility. With abundant character and a lofty, light feel, it is wonderful during the summer months, and a cosy spot to hunker down in the winter care of integrated bookshelves and a recently installed Charnwood woodburner.

High ceilings continue into the bedroom, as the origami-like ceiling folds into the dormer where French doors open out onto a Juliet balcony. Cream wool Carpets and soft 'Matchstick' by Farrow & Ball walls create a calm and warm space. The en suite has been redecorated with 'Oval Room Blue' also from Farrow & Ball, an ornate Victorian-style radiator cover and has a hand shower over the bath.

### *The Great Outdoors*

Wrapping around the coach house, the lawned front garden is bordered by an evergreen hedge that provides privacy and shading. This east-facing spot is perfect for a long morning coffee. Herbs, rhubarb and perennials mingle in planters, while roses and clematis climb the brickwork. Hydrangeas and peonies contribute their blousy blooms come summer, when this compact cottage garden is at its best.

To the rear of the main house, the grand gardens have been retained. They are centred around a large lawn, edged with perennial borders of hellebores, lupins and ferns. This stately scene is set against a backdrop of verdant treetops and a mix of deciduous trees including oak, beech, and horse chestnut.

### *Out and About*

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

Local amenities can be found at nearby Dulwich Village and Crystal Palace, and the Sydenham Hill Wood Nature Reserve backs onto the garden. Much of the surrounding area is owned by the Dulwich Estate, with its strong reputation for conservation.

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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, which has previously been named Number Five on Lonely Planet's "Greatest little-known neighbourhoods in the world", is a 10-minute walk away and 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, perfect for winter nights.

The house is a short walk on a beautiful tree-lined footpath to Sydenham Hill 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: Leasehold

Lease length: Approx. 151 years remaining

Service Charge: Approx. £1250 per annum

Ground Rent: N/A

Council Tax Band: B



# INIGO



## *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.