

INIGO



Fox Hill

LONDON SE19

£1,875,000 FREEHOLD

This characterful Victorian house sits on Fox Hill, a highly sought-after street in Crystal Palace. The house extends over four storeys and has five bright bedrooms. Many of its original features remain, including elegant cornicing, sash windows and ornate ceiling roses. A serene garden is found at the rear of the house, where flower beds teem with well-established perennials. The house lies within the Crystal Palace triangle and is a 10-minute walk from its railway station.

Setting the Scene

The tree-lined path ascending Fox Hill was first depicted by the impressionist Pissarro while on a self-imposed exile in south London during the Franco-Prussian War. Today, the neighbourhood's eclectic architecture spans from listed Georgian and Victorian houses to modern 20th-century developments.

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A local landmark, the Grade II-listed Crystal Palace Park is a short walk away from Fox Hill. Run by Crystal Palace Park Trust, a community-led charity devoted to the conservation and improvement of the area, the park was once the home of the eponymous Crystal Palace. The iconic glass and cast-iron building was conceived by Sir Joseph Paxton to host the Great Exhibition that was to take place in Hyde Park in 1851. It was later relocated to Sydenham Hill, where it remained until its destruction by a fire in 1936.

The Grand Tour

The exterior of this exceptional house is characterised by ornate red brickwork, white-painted corning and elegant sash windows. A set of stone steps leads up to an arched porch, where a beautifully crafted stained-glass front door opens onto a generous hallway.

From here is an expansive open-plan living space, originally two rooms that now flow seamlessly into one another. Original fireplaces are found here, and wooden floorboards painted in the soft black of 'Off Black' from Farrow & Ball run underfoot. Light spills across the room through large windows on each side, and glazed doors unfold onto a pretty balcony with views of the garden below. This floor is also home to a study with peaceful garden views.

A spacious kitchen, diner and sitting area sits on the lower ground floor, with a Rangemaster Professional oven nestled in the original fireplace and exposed brickwork washed in a white hue. A Fisher & Paykel fridge freezer stands to one side of the chimney breast, and fitted shelving to the other. Additional French doors lead from the sitting room to the garden, and some of the original plasterwork has been carefully retained. The lower-ground floor also has a bright utility/boot room with direct access to the garden.

Stairs ascend to the first floor, where there are two double bedrooms. Each has an original fireplace along with a charming ceiling rose. One of the bedrooms has en suite with a bathtub wrapped in soft black timber panels.

Three additional bedrooms sit on the second floor, where sloped ceilings and a gently curved interior wall add character and comfort.

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The Great Outdoors

A patio leads to a mature, structured garden with ample room for outdoor dining. Established flower beds are filled with bluebells, acanthus, and jasmine, and the garden offers plenty of opportunities for green-fingered gardeners. A wisteria climbs the rear balcony, dripping in blossom come spring. Fox Hill playing field is located directly opposite the house, a green open space perfect for dog walks and children playing out.

Out and About

Fox Hill is brilliantly located just off of the Crystal Palace triangle. Crystal Palace, which was included in Lonely Planet's 'greatest little-known neighbourhoods in the world', is a vibrant area with award-winning restaurants and bars, as well as an Everyman cinema occupying a carefully restored art deco building.

Excellent local eateries in the area include Brown & Green café and Palazzo for Italian dining, while Four Boroughs is a superb coffee spot. The lake, maze, and open spaces of Crystal Palace Park are just a short walk away, and the beautiful expanses of Sydenham Wells Park and Dulwich Park are slightly further afield.

There are several schools close to the house, including Harris City Academy Crystal Palace. Nearby private options include Sydenham High School GDST.

Crystal Palace station is a 10-minute walk away. Connecting trains run to Canada Water in around 20 minutes and Victoria, London Bridge and Shoreditch High Street in around 30 minutes. There are also brilliant bus links to central London.

Council Tax Band: F

For more inspiration, why not look to The Modern House's guide to Crystal Palace?

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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.