

INIGO



Hexham Road

LONDON SE27

SOLD

Awash with colour, this five-bedroom house sits in a particularly quiet part of peaceful West Dulwich. Its sublimely curated interiors have been lovingly designed by its current owner, the renowned artist Natasha Mann, who has introduced colour, texture and pattern to its hearty Edwardian bones. A Mediterranean-inspired garden sits at the of the house, which is positioned a short distance from Tulse Hill and West Dulwich stations.

We have written about this home in greater depth here.

Setting the Scene

West Dulwich as a distinct place dates to the 17th century, when the land was acquired by Edward Alleyn, an English actor who was a major role in Elizabethan theatre. The Victorian period saw the area expand dramatically: in 1862, West Dulwich station opened (then known as Knights Hill), and by 1901, the West Dulwich's population had increased to over 10,000 from around 1,630 in 1851.

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The area has, as a result, a handsome stock of Victorian and, as this home exemplifies, Edwardian architecture.

Spectacularly reimagined under its current ownership, the house has been largely hand-painted by its owner, award-winning artist Natasha Mann. Its interiors draw on the geometric intricacies of Moroccan design while preserving its period features and sweeping proportions. The house was the subject of a recent feature in *House and Garden*.

The Grand Tour

An original timber door permits entry to the home, with newly commissioned stained-glass panels supplied by specialists Art with Glass. Beyond, the hallway is drenched with a soothing blue shade – ‘Blue Ground’ by Farrow and Ball – while monochromatic floor tiles run underfoot, guiding towards the main reception spaces.

To the left is the formal drawing room. Here, an original Edwardian fireplace sits centrally, while polished pine floorboards run underfoot. The walls here have been treated in a pastel ‘Breakfast Room Green’ by Farrow and Ball, with trims picked out in ‘Babouche’.

The current owners have carved out an expansive kitchen and dining space at the rear. A true amalgamation of original and contemporary, the room has a pretty cast-iron fireplace that faces a newly fitted bespoke kitchen by Pluck. Here, a central island is topped with glossy caesar stone, and cabinets are fronted with elm wood veneers. Appliances have been cleverly hidden away, and include an American style Fisher Paykel fridge/freezer, a Rangemaster professional deluxe induction cooker and a Bosch dishwasher. A generous amount of natural light enters the room from skylights, a picture window and glazed bifold doors leading to the garden.

A guest WC and utility room (also made by Pluck) completes the ground-floor plan. Its beautiful finish is a testament to the house’s commitment to detail: glazed green tiles from Milagros are pared with wallpaper by William Morris x Ben Pentreath and sanitaryware from the London Basin Company.

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Stairs ascend to the first floor, where there are three bedrooms and a large family bathroom. The primary bedroom overlooks quiet Hexham Road through a large bay window and has a characterful original fireplace on one side. The colour palette is soothing: peachy pink Farrow and Ball-washed walls are complemented by 'Palm Green' woodwork.

A smaller bedroom adjoins the primary; it would also make for a brilliant nursery or walk-in wardrobe. A third bedroom sits to the rear and has been wallpapered in a wonderful foliage print, again from the William Morris x Ben Pentreath collaboration.

Sumptuously finished, the shared first-floor bathroom has deep green subway tiles from Milagros and a hand-painted ceiling. A bespoke stained-glass window casts a glowing light across handmade terracotta floor tiles from Bert and May.

There are two additional bedrooms on the top floor of the house, along with a smart shower room.

The Great Outdoors

Through glazed bifold doors, a landscaped Moroccan-inspired garden unfolds. A cherry tree centres the space, while thoughtful plantings, including an olive tree, citrus trees, and wisteria, surrounds the flagged courtyard.

Sound was a primary concern when designing the garden; as a result, a tiled fountain can be heard trickling throughout the warmer months. A gate to the rear provides handy secondary access to the garden, opening to Ardlui Road.

Out and About

West Dulwich sits to the east of Belair and Dulwich parks, the latter of which is home to the inimitable Dulwich Picture Gallery. A walk through Dulwich Park leads towards Dulwich village, which has a charming offering of eateries and shops. Otherwise, Brockwell Park is a short walk north and has a brilliant lido as well as a Grade II*-listed Georgian house, Brockwell Hall, which is due to reopen in spring this year. Adjacent Herne Hill has a further offering of delicious neighbourhood spots, including Llewelyn's.

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Rosendale Road is just around the corner, and has a brilliant butcher and Italian deli, two much-loved cafés and a host of independent stores. The Rosendale Pub is perfect for a Sunday lunch and books up well in advance; otherwise, Croxted Road and Park Hall Road are only a few minutes' walk away and have similarly popular pubs and shops.

The centre of West Norwood is also in easy reach. Here, the lovingly restored 1960s Picturehouse Cinema (used as a location for *A Clockwork Orange*) is a particularly popular spot, as is the Shala, a much loved yoga centre). On the first Sunday of every month, the West Norwood Feast street food market takes place, with over 100 stalls present. Other good spots for food and drink include Heritage Dulwich, Badger Badger, Blackbird Bakery, Four Hundred Rabbits Pizza, The Railway Tavern and Gipsy Hill Brewery.

The Great North Wood pub runs life drawing classes and weekly jazz concerts, while The Book and Record Bar runs various nights including a monthly soul night. The much-loved Electric Cafe is held as one of the area's best spots for a full English; other breakfast favourites include Sweet Carolina and Otter.

The area is known for its offering of state-run and private schools, many of which are within easy walking distance of the house.

There are several stations close to Hexham Road. The nearest are West Dulwich, with services to Victoria in 12 minutes, and Tulse Hill, with services to London Bridge in 17 minutes; both are a 10-minute walk from the house. The area is also well-served by buses and is within easy reach of the A205, for road connections towards the south coast.

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

Council Tax Band: F

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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.