

INIGO



Mount Ash Road

LONDON SE26
£825,000 FREEHOLD

Part of a terrace built in the 1860s by a local industrialist, this handsome house lies within the leafy Sydenham Hill Conservation Area. It has a wealth of well-preserved original features, including shuttered sash windows that capture far-reaching views. Newer additions have been added with a sensitive but creative eye; colour, used sparingly, introduces depth and dynamism to both the living and sleeping spaces. There is a private garden at the rear of the house, where pink-coloured roses blossom in the early summer. For greenery on a larger scale, Sydenham Woods and Crystal Palace Park can both be reached on foot.

Setting the Scene

Once known as Sippenham, Sydenham has had a settlement since the medieval period. The large Victorian villas that characterise this area were first established in Sydenham Hill in the 1850s in response to the development of the Crystal Palace nearby, built to house the Great Exhibition in 1851.

Mount Ash Road

LONDON SE26
£825,000 FREEHOLD



The houses on Mount Ash Road form part of a cohesive development, constructed around the same time in the 1860s. A row of uniform Victorian homes lines this quiet cul-de-sac, defined by their stock-brick façades and stucco-dressed windows.

The Grand Tour

The house has two separate entrances: the first is at street level, while the second ascends to the lower-ground floor level, where the primary living spaces are arranged. A soft, earthy palette is used here, with Light Grey by Farrow & Ball along the walls, light-toned wood floorboards and portions of exposed concrete flooring. A glazed double door connects to the south-easterly garden, simultaneously flooding the room with natural light.

At the far end, the kitchen has sleek white units with oak countertops. There are also two substantial built-in cupboards, ideal for storing pantry essentials and dishware. A large island sits at the centre of the space, with counter space for dining, crowned by two Larosae lampshades by Alvaro Siza. Integrated appliances include a Schott Ceran induction hob, double oven and fridge freezer by Neff, and a Bosch dishwasher. There is plenty of room for a dining table at the front of the plan.

There is also a WC with an original stained-glass window on this level, accessed via a pocket painted with India Yellow & Ball. Cleverly tucked under the stairs is a Bosch washing machine/dryer, alongside additional storage.

Lit by an Anglepoise lampshade and a large window, the stairs ascend to the ground floor. Morris and Co wallpaper extends on one side, adding subtle but playful visual detail, and seagrass carpet lines the treads. At the front of this storey is a bedroom, with half-shuttered sash windows and built-in wardrobes. Walls in Old White, also by Farrow & Ball lend a soothing backdrop. Double doors connect the room to a study or third bedroom at the rear; if desired, the latter could serve as a brilliant dressing room. Both of these rooms, along with the storey above, are grounded with reconditioned original floorboards.

Upstairs, on the first floor, is the principal bedroom, with its soft, earthy palette of Farrow & Ball's Mouses Back and bespoke fitted wardrobes. Gentle natural light pours in via two large north-facing sash windows.

Mount Ash Road

LONDON SE26
£825,000 FREEHOLD



A large bathroom lies adjacent, with a free-standing, clawfoot tub and a Burlington shower fixture. Behind is a wall clad in elegant carrara marble tiles. A double Duravit sink is set on a mid-century cabinet with a marble top, with Flos Glow Balls above. A further window provides uninterrupted views across south London.

The Great Outdoors

The kitchen opens directly onto a paved terrace, which gently steps down into a sunken garden at the rear. The back of the house is painted in India Yellow to match the kitchen shelving, enhancing the uplifting feel of this south-east-facing suntrap.

The terrace has space for a large table and chairs - an ideal setting for relaxed meals and gatherings in the warmer months. Enclosed by timber screening and a backdrop of established planting (including culinary herbs, perennials, and a potted fig tree), the garden is wonderfully private.

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 Pissarro depicting the approach to Fox Hill Church in his piece 'The Avenue, Sydenham'.

Kirkdale High Street is a short walk away with treasures such as Vardo shop and 161 Food + Drink. 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 house. The excellent Woodhouse Pub is located at the entrance to Crescent Wood Road. Other local attractions include The Dulwich Picture Gallery, The Horniman Museum and the centres of Crystal Palace and Dulwich village.

Mount Ash Road

LONDON SE26
£825,000 FREEHOLD



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, like Kartuli.

The area has several excellent schools. For primary education, Kelvin Grove Primary School is within easy reach. Secondary education is provided by Dulwich Prep and Senior as well as Kingsdale Foundation School.

Central London can be reached in around an hour from the house. Forest Hill railway station is a 20-minute walk or four-minute drive from the house, with trains reaching London Bridge in under 20 minutes. Dulwich is a short 10-minute cycle away. There is easy access by car to the A2 and M25.

Council Tax Band: D

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.