

# THE MODERN HOUSE



*York Road, London SW11*  
*Sold*

## Candlemakers Apartments

An airy orangery leads onto a private terrace in this beautifully finished one-bedroom apartment next to the Thames in Battersea. Generous, flowing living spaces are filled with light and connected to the quiet terrace, which overlooks a thoughtfully designed communal courtyard at the centre of the development.

### *The Building*

Formerly the factory of Price's Patent Candle Company, the old industrial buildings were converted into homes in 2001. Distinctive features particular to the original complex have now been referenced to create a unique vernacular across the apartments.

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The original buildings were long single-storey structures in London stock brick, with large recessed semi-circular windows. Only the office buildings at the edge of the complex had upper storeys, topped with exaggerated curved roofs in fire-resistant galvanised iron. These striking shapes are celebrated in the redevelopment, which introduced a French-style pavilion roof above old the office building and angular metal-framed orangeries for many of the apartments.

### *The Tour*

A gated pathway leads from the quiet street to the apartment. From here, a large entrance hallway with plenty of storage leads through to the living spaces.

The main living area is a large space characterised by its connection to the private terrace and communal courtyard beyond. Full-height double doors lead out to the terrace which blends into the adjacent orangery. Currently configured as a dining room, the orangery is a glazed, metal-frame space with a door to the terrace. The two access points to the terrace create a sense of flow throughout the plan.

Partitioned by a custom-made wooden breakfast bar, the open-plan kitchen lies to the side of the living space. Built-in appliances and an abundance of storage make this a practical and streamlined space.

The rest of the flowing living area could be arranged in a variety of ways. The main seating area currently sits beside the French windows, bathed in southerly light. Overhead, a smart projection system has been fitted; the projector unfolding in front of the doors. There is a large storage cupboard off this living area with bespoke units.

A built-in wardrobe utilises the full height of the ceilings in the generous main bedroom at the back of the plan, creating plenty of storage space. An adjacent tiled bathroom has a bath with a rainfall shower overhead and concealed storage behind the mirrors. A utility cupboard lies in the hallway, and the current owners have installed bespoke bike storage.

The original design including the option for the creation of a second bedroom and en suite.

An allocated parking space in the secure covered car park is just across the path from the apartment.

### *Outdoor Space*

A wonderfully quiet private terrace can be accessed from the living room and orangery. The connectivity with the indoors makes this terrace feel like a central part of the living space. A candle water feature sits at the centre of the communal courtyard; gently illuminated in the evenings, it can be seen from the terrace. The decking has recently been relaid, and there is ample space for a dining table and chairs, along with an abundance of planters. There is space for garden storage tucked behind the orangery.



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### *The Area*

Sitting just two minutes from the Thames Path, the apartment is brilliantly located for exploring Battersea to the East and Wandsworth and Putney to the West. St John's Hill, a 10-minute walk away, is well known for its excellent cafes and restaurants, such as Powder Keg Diplomacy and The Schoolhouse. Battersea Arts Centre is a one-minute walk from the house.

The Old York Road, 15 minutes in the other direction, has a range of cafes and independent shops, including Bayley and Sage, Cleavers, and Little Frenchies.

Along with the Thames Path, the apartment is well located for the parks of south London. The Candlemakers Apartments sit opposite York Gardens, and Clapham and Wandsworth Common are both a short walk away.

The apartment is approximately a 10-minute walk from Clapham Junction station, which runs trains to Victoria in seven minutes and Waterloo in 11 minutes. It also runs Overground services to Peckham and south-east London in one direction, and Kensington and west London in the other.

Tenure: Leasehold Lease Length: approx. 105 years remaining Service Charge: approx. £2,000 per annum Ground Rent: approx. £250 per annum Parking: There is an allocated parking space in the gated covered car park Council Tax Band: E

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.