

THE MODERN HOUSE



Clapham Road, London SW9
Sold

Holland Rise House

Please note that we are unaware of any lenders providing mortgages on this estate at the present time.

Positioned on the ninth and tenth floor of an impressive modernist block, this two-bedroom split-level apartment has striking panoramic views of the London skyline. Designed by celebrated architect George Finch, Holland Rise House was completed in 1967.

The Building

Holland Rise House was designed by George Finch in the 1960s. Working with Lambeth borough architects, Finch's design was replicated across several sites, including Holland Rise House on South Island Place, Edrich House, Ebenezer House, Fairford House and Hurley House on the Cotton Garden estate. Finch's plan centred on a dentilated profile which, he explained, allowed residents to better pick out their own flat from the ground.

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The Tour

This apartment was designed with light and modern living in mind. The corner aspect ensures it is beautifully bright throughout the day.

From the entrance hall, the main living space is straight ahead; full-width windows afford wonderful views towards the city. An original sliding glass panelled door enables this generous space to be open or closed to the kitchen and dining room beyond.

The recently refurbished kitchen is a bright space with ample room for a dining table and chairs beside the full-height sliding doors to the balcony. A bright white tiled splashback is paired with light grey units, establishing a fresh palette.

An open-tread staircase leads to the bedrooms on the tenth floor; this double-height space at the centre of the plan creates a sense of volume moving through the apartment. Beneath the stairs is a deep storage cupboard.

The main bedroom has plenty of built-in storage and far-reaching views. The second bedroom is similarly bright; it is currently configured as a study but has plenty of room for a double bed and more storage. A separate bathroom and WC sit just off the landing, where there is another generous storage cupboard.

The block is well maintained and has a concierge that operates on weekdays between 8am-5pm, a service that is included in the monthly service charge.

Outdoor Space

Occupying an enviable corner position means the ninth-floor balcony offers views that stretch around from Battersea and Clapham to the South and up towards the London Eye to the North; on a clear day, it's possible to see St Paul's. This is a wonderful sun trap with space for a table and chairs.

The Area

Oval is a thriving area with plenty of independent shops, cafes and pubs, including the Cable Café, 24 The Oval, Mimi's Delicatessen and The Fentiman Arms.

There is a popular weekly farmers' market at St. Mark's Church in Oval. Grade II-listed Kennington Park is a 10-minute walk away and has public tennis courts and gym facilities. International Test Cricket matches are played throughout the season at the Kia Oval, just half a mile away. Nearby, Brunswick House serves breakfast, lunch and dinner from a Georgian Mansion, while Italo Delicatessen is a wonderful destination for locally-sourced organic produce.

Brixton and Clapham are nearby offering a range of independent shops, restaurants and cinemas. Particular favourites include the Micheline-starred restaurant Trinity, The Bobbin gastro-pub and Clapham Picture House.



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The flat is very well located for central London, just an eight-minute walk from Oval tube station for access to the Northern Line and 12-minutes from Stockwell station for both the Victoria and Northern lines. New developments and Embassy Gardens at Nine Elms are nearby. A number of buses frequently run into central London and major cycle routes run along the Clapham Road.

Tenure: Leasehold Lease Length: approx. 92 years remaining Service Charge: approx. £3,000 per annum Ground Rent: approx. £10 per annum Parking: Residents can apply for a parking space in the basement Council Tax Band: A



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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”.