

THE MODERN HOUSE



*London SW8
Sold*

Lansdowne Gardens

Set within the beautiful Lansdowne Gardens conservation area is this impressive detached two / three-bedroom contemporary home designed by Brendon Tracey of Phillips Tracey architects. Completed in 2015, the building's low profile sits discreetly behind an original restored boundary wall on a quiet residential street.

The house has an L-shaped form with accommodation and external terraces on two levels. Entrance is at ground level to a fantastically bright open-plan living space with an immaculate Microcement floor. To the right is a dining space and a bespoke Molteni & C kitchen, which can be shuttered off from the room, if desired, by floor-to-ceiling bi-fold doors. To the left, the reception area looks over the paved courtyard garden through five metres of glazing.

THE MODERN HOUSE



London
Sold

Lansdowne Gardens

From the entrance hall, an open-tread oak staircase descends through a glazed stairwell to the lower-ground floor, where there is further living space, a master bedroom with en-suite shower room, and a second bathroom. There is access to the sunken courtyard from both the master bedroom and the lower living space.

The house was originally designed with three bedrooms, however the current owners have removed the partition wall between bedrooms two and three to create a very large additional living area on the lower level. The partition wall can easily be reinstated to recreate the third bedroom (more details available from The Modern House).

The interiors have been finished to an exacting standard, with a palette of concrete, white-washed walls and American white-oiled oak. Great attention has been paid to the detailed joinery of the oak staircase, wood-panelling of the lower hall, and built-in wardrobes in the master bedroom. A bespoke oak storage unit in the lower-ground living space opens to reveal a pull-down guest bed. The bathrooms are designed with Mosa tiles and CEA sanitary ware.

The widespread use of glass maximises natural light, yet the house has been designed to offer great levels of privacy, particularly for the bedrooms on the lower level. The design has been shortlisted for a number of awards, including RICS London Awards 2016, Homebuilding & Renovating Readers' Choice Award 2015 and Homebuilding & Renovating Best Contemporary Home Award 2015.

Lansdowne Gardens Conservation Area is characterised by large 19th Century villas in mature gardens, and is notable for having a circular 'village green' at its centre. Clapham Common, Battersea Park, Brixton and the river are all within walking distance. Stockwell itself has a very good selection of pubs, notably the Canton Arms, and an exciting independent restaurant at nearby Brunswick House.

The extensive redevelopment of Battersea Power Station and Nine Elms is set to create a new and vibrant neighbourhood with an influx of restaurants and shops.

Stockwell Underground station is just a short walk away, for access to the Northern and Victoria Lines and connections to the London Overground at Clapham High Street. There are a number of buses that run into central London along Clapham Road.

THE MODERN HOUSE



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”.