

# THE MODERN HOUSE



*London SW8  
Sold*

## Priory Grove

This remarkable two-bedroom house is located on Priory Grove, a quiet, residential road in the Larkhall Conservation Area, Stockwell. It has a private south-facing garden, bursting with roses and flowering shrubs, and has been innovatively designed by architects Thomson Lavers to fill a gap in the Victorian terrace. The discreet frontage nods to the surrounding vernacular while subtly hinting at the modern space inside. The design won the Daily Telegraph award for 'Townhouse of the Year' in 1993.

### *The Tour*

The contemporary house sits quietly within the period terrace, with traces of the site's previous life visible in the old garden walls and the covered well. Entrance is on the raised ground floor, where the rawness of the design is immediately apparent; the building's structure has been left exposed, showing brick and steelwork as well as the timber ceiling joists. The impressive volume of the main living space is accentuated by full-height bespoke doors that open onto the roof terrace.

# THE MODERN HOUSE



## Priory Grove

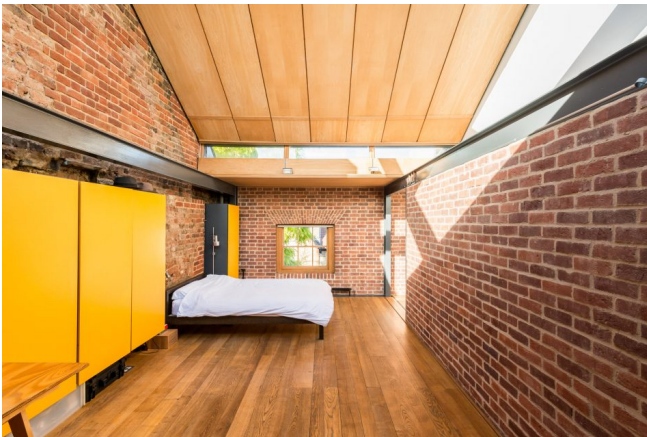
Behind a sliding partition door, stairs lead to the lower ground floor kitchen, second bedroom and a family bathroom. There are charming architectural slights of hand throughout, such as glass bricks that frame views into the garden from the bath. Double doors in the kitchen open onto a paved terrace and the garden beyond.

On the top floor, the main bedroom is accessed via an open-tread ash and steel staircase, decorated with a similarly raw aesthetic. The soaring pitched roof is timber-clad on the north elevation and glazed on the south side, allowing light to pour into the interior spaces throughout the day and framing views of passing clouds.

### *The Area*

The house is very well located on a peaceful one-way street that runs parallel to the green spaces of Larkhall Park. Clapham Common, Battersea Park, Brixton and the Thames River are all within walking distance. Stockwell itself has a very good selection of pubs, notably the Canton Arms and 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 shops and restaurants with outdoor seating, including Tapas Brindisa and Tonkotsu.

Stockwell Underground station is just a short walk away from Priory Grove, with access to the Northern and Victoria Lines (providing quick access to central London) and connections to the London Overground at Clapham High Street. The Northern Line will also run from the new Nine Elms Station, scheduled to open in 2021. There are a number of buses that run into central London along Clapham Road.



*London, South London  
Sold*



# 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”.