

THE MODERN HOUSE



Burns Road, London SW11
Sold

Southside Quarter II

Situated in the gated grounds of a Victorian school conversion on Burns Road in Battersea, this two-bedroom split-level apartment unfolds over the fourth and fifth floors of the voluminous building. Exposed timbers punctuate the vaulted ceilings, defining the lofty volumes that characterise the apartment. Double-height windows, paired with strategically placed skylights, allow natural light to permeate deep into the interior. Located in the Latchmere Estate Conservation Area, the apartment is close to the leafy paths of Battersea Park and the recently re-developed Battersea Power Station.

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The Building

The apartment is set within the former Latchmere School buildings within the Latchmere Estate Conservation Area, and are excellent examples of London Board schools. The “triple decker”, built in 1883, was the last school built under the direction of E. R. Robson, the first architect to the School Board for London. The building represents the high watermark of the evolution of Board schools under his direction with the typical Queen Anne Style, which he pioneered for school buildings. The buildings were redeveloped into apartments in 1996.

The Tour

The gated grounds of the handsome former school building are accessed by a secure voice entry system; a daytime caretaker looks after the grounds on weekdays. Carefully planted beds surround well-maintained lawns. Upon entering the wide entrance hall, a sense of spaciousness is immediately felt, while the carpeted stairs lead up to the unexpectedly generous volumes of the upper floor.

The main reception room is open-plan with distinct areas for the kitchen, dining, and living spaces. Throughout the room, sleek porcelain floor tiles create a unified look. The sunken living room is situated below the kitchen, separated by a short flight of three steps. Above, the dark timber beams subtly demarcate these areas. Abundant natural light floods the room through the double-height windows, and the vaulted ceiling is enhanced by wide, electrically operated Velux windows.

Adjacent to the kitchen, the dining area overlooks the living room below. The horseshoe-shaped kitchen wraps around the rear wall with simple grey cabinets topped with subtly mottled quartz worktops. A sociable peninsula extends into the room, facing the dining area. Additionally, a nook creates a designated workspace with a view of the living room. A separate utility room is set behind the kitchen.

On this level is a double bedroom with a cream-carpeted floor that creates a pleasing contrast with the exposed timber beams. An adjacent bathroom completes this floor’s layout.

A flight of stairs ascends to the upper floor. At the top, a strikingly pitched roof with Velux windows on each side welcomes ample natural light. This spacious area provides plenty of eaves storage. The main bedroom is set on this floor and is defined by its tall, pitched ceiling. Spaces between preserved timber beams have been glazed, allowing for wonderful light and sightlines throughout the room. Double doors open into a walk-in dressing room. The en suite bathroom has glazed porcelain floor and wall tiles, adding a contemporary and warm touch.



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Outdoor Space

The apartment is situated within meticulously maintained communal grounds dotted with a variety of plantings. Heuchera, lavender, roses, ferns, grasses, and fir bushes are thoughtfully arranged around the lush lawns, enhancing the overall beauty of the surroundings. The apartment also comes with an allocated car space.

The Area

Southside Quarter is just off Burns Road, a quiet residential street in the Latchmere Conservation Area of Battersea. The area has a broad range of popular shops, restaurants, bars and cafes. Clapham Junction is approximately ten minutes' walk, and a number of buses head into the West End and Chelsea. Transport links have been enhanced by the extension of the Northern Line to Battersea following the regeneration of Battersea Power Station and Nine Elms.

Latchmere Recreation ground and children's playground are just along Burns Road. Battersea Park is one of London's best-loved green spaces and is also close by. Spanning 200 acres and laid out between 1854 and 1870, the Grade II*-listed park has an extensive frontage and riverside promenade to the Thames. Wide, tree-lined avenues meander around a large boating lake and through open lawned areas, with notable trees, children's play areas, a children's zoo, the Pump House gallery and sports facilities. The Pear Tree Cafe is set beside the lake and offers vibrant evenings of live music, with food by ex-Petersham Nurseries alumni Annabel Partridge and Will Burrett.

There are plenty of schools locally for all ages, including the excellent Newton Prep School and Thomas's School, while excellent independent day schools are located nearby in Chelsea.

The closest train stations are Battersea Park, Queenstown Road, and Clapham Junction, each around 15 minutes by foot. There is a new extension to the Northern Line at Battersea Power Station, around 20 minutes' walk east. Buses run regularly to Victoria station from Cadogan Pier, just across Albert Bridge, while also from the pier is the Thames Clipper Uber boat, offering connecting river services to the City and Canary Wharf to the East.

Tenure: Leasehold with Share of Freehold Lease Length: approx. 999 years remaining Service Charge: approx. £5,400 per annum Council Tax Band: G

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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”.