

THE MODERN HOUSE



*London SW9
Sold*

St Michael's Road II

Set on the curve of a peaceful, leafy road in the Stockwell Conservation Area, this one-bedroom apartment is characterised by calm, considered interiors. There is a wonderful flow of light throughout, which enters through original sash windows at the front and glazed doors at the rear of the plan. The spaces within are oriented towards a communal garden at the rear, a wonderfully secluded space dotted with mature trees and bushes. The house is within easy reach of the best of Stockwell, as well as a short distance from Brixton, Clapham and Vauxhall.

The Tour

The apartment lies within a handsome, detached Georgian house set back from the street behind a large front garden. Red brick detailing brings visual interest to the façade of London stock brick, creating arched patterns above the original sash windows. A generous front garden is a welcoming approach, shielded from the street behind a large hedge.

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The main living spaces lie at the rear of the plan, oriented towards the garden. The kitchen is tucked in one corner, realised with Corian worktops and white cabinetry; built-in appliances include a Neff oven and hob. The kitchen is open to a lowered study area, which sits below a glass ceiling and in front of large glazed doors that slide open to provide garden access.

To the left-hand side of the plan is a living area, where a raised seating platform has been built below the bookshelves. A large picture window frames beautiful views over the garden, making this the perfect spot to sit and read on sunny afternoons. At the centre of the plan is the dining area, which feels at once sociable yet tucked away from the main spaces.

The bedroom is positioned at the front of the plan and is characterised by wonderfully high ceilings and a fantastic quality of light. This floods in from the south through the original sash windows, surrounded by bespoke white shutters. Built-in cupboards in each corner provide ample storage. The bathroom is accessed from the hallway and has been executed using marble floor tiles and white wall tiles that surround the bath.

Outdoor Space

Glazed doors open from the dining area on the ground floor to a communal garden with space for a dining table and chairs. The space has primarily been laid to lawn; mature trees, including an apple tree, form a canopy, creating a secluded sanctuary perfect for alfresco drinks in the warmer months.

The Area

Situated between the busier hubs of Brixton, Clapham and Vauxhall, Stockwell is known as 'Little Portugal' for its large and diverse Portuguese-speaking community. The area has several good pubs, including the local favourite, The Canton Arms, and a short distance to the south is The Landor, with its large garden. Brixton, a lively area known for its excellent food and bar scene, is within easy reach, where Brixton Village, Market Row and Acre Lane are all highly recommended destinations. The Ritzy Cinema, Electric Brixton and Brixton O2 Academy are much-loved institutions. There are also regular farmer's markets in Brixton and Oval.

The beautiful Myatts Fields Park is a 15-minute stroll towards Camberwell, and for more expansive walks, the open fields of Burgess Park and Battersea Park are a 30-minute walk east and west, respectively. There are tennis courts, a café and a lake at Burgess Park, and the beautiful Battersea Park has an extensive frontage and riverside promenade to the Thames, where wide, tree-lined avenues meander around a large boating lake and through open lawned areas.

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Stockwell station is approximately four minutes' walk for Victoria and Northern Line services to Oxford Circus, London Bridge, Waterloo and Kings Cross.

Tenure: Share of Freehold Lease Length: approx. 994 years remaining Service Charge: approx. £1,000 per annum Council Tax Band: C

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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”.