

THE MODERN HOUSE



St Oswald's Place
London SE11

SOLD

Forming part of a grade II*-listed Victorian school building, this conversion of wonderful volume was designed by renowned architect Tony Fretton.

Approached through a gated arch and across a cobbled courtyard, the house is set back from the road in a secluded pocket backed by Vauxhall City Farm. Entry is through a glass-roofed extension, which connects the main space with a guest annexe / study positioned around a cobbled courtyard garden.

The living room is a beautifully curated space with soaring double-height ceiling and towering original windows. A large internal window looks into the mezzanine level above, which has two bedrooms and a Jack-and-Jill bathroom. Behind the chimney stack, with its open fireplace, is the galley kitchen with windows that look over the front courtyard.

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A short corridor beneath the mezzanine leads to a second double-height space of similar proportions and exceptional levels of natural light. A glazed door leads to a verdant communal courtyard, shared by the six flats in the building.

Originally built as a school in 1861 to a design by John Loughborough Pearson, the building was eventually bought by a cooperative and converted into six units. The building was listed following its redesign by Tony Fretton in 1981. Fretton is well known for his residential work, for example The Red House in Chelsea, and is particularly prolific in the design of gallery spaces, most notably the Lisson Gallery in Marylebone.



St Oswald's Place is very well located next to the green spaces of Vauxhall Pleasure Gardens, an area which has undergone a significant renaissance in recent years with the emergence of Damien Hirst's Newport Street Gallery, designed by Caruso St John Architects, and the Cabinet Gallery, designed by Trevor Horne. Nearby Brunswick House, inhabiting an 18th-Century building, is occupied by an excellent restaurant and architectural salvage shop. The Bonnington Café, a cooperatively run vegetarian restaurant on Bonnington Square, is a local institution.

The nearest station is Vauxhall, which runs both London Underground (Victoria Line) and National Rail services. By road, there is easy access to the M3, for routes to the south coast, and the M4 towards Oxford, the Cotswolds and the West Country. The river Thames is a short walk away.



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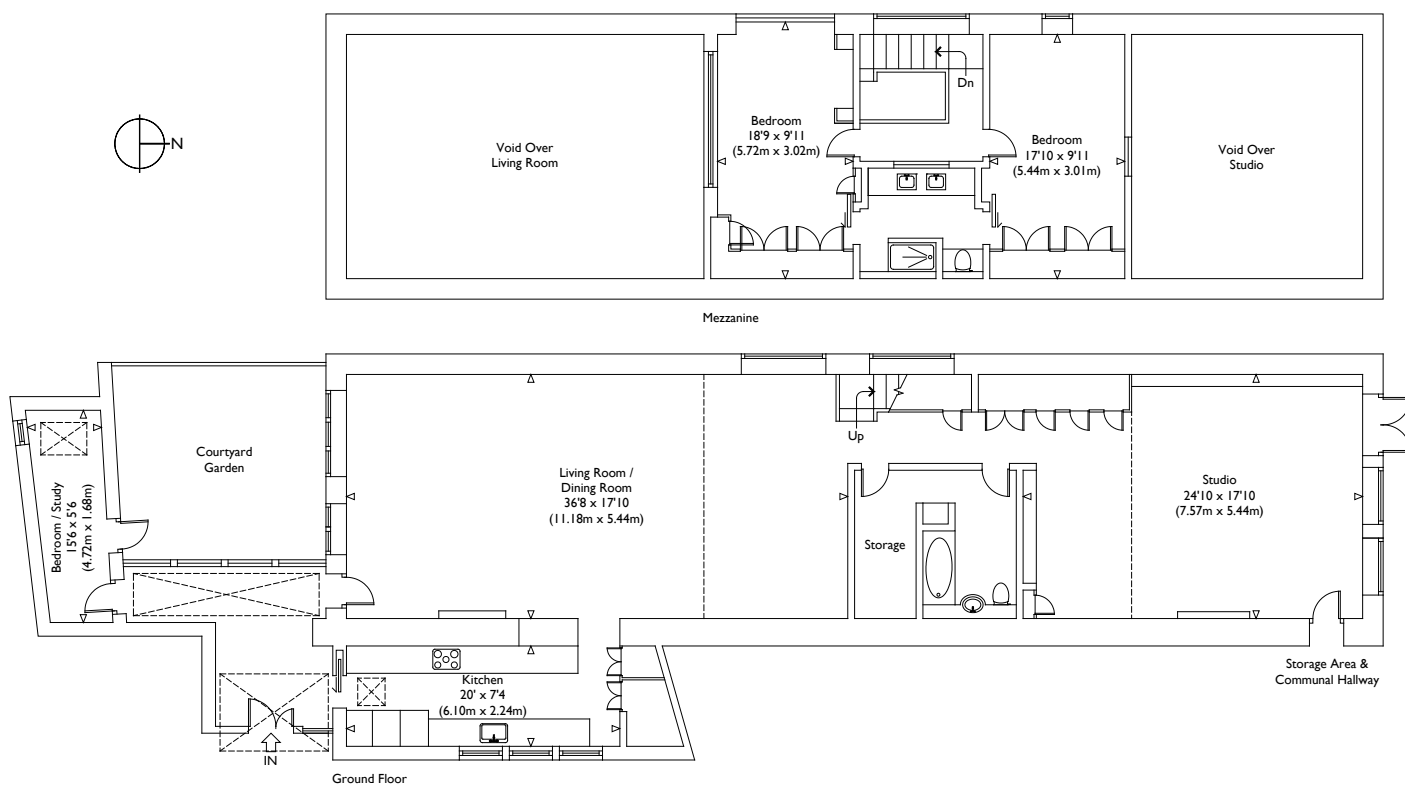


Illustration for identification purposes only, measurements are approximate, not to scale.

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ST. OSWALDS PLACE, LONDON, SE11

Approximate Gross Internal Floor Area : 2306 sq ft / 214.2 sq m (Excluding Voids)

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