

THE MODERN HOUSE



*London CR4
Sold*

Sirdar Road

This incredibly bright three-bedroom apartment forms part of a contemporary re-development and extension close to Tooting station. Built to an elegant design by architects Sanchez Benton, it is one of four newly completed flats occupying the upper levels of two early post-war apartment blocks. This particular flat has internal accommodation of approximately 830 sq ft.

The apartments can be found at the end of a no-through road arranged across a south-facing courtyard of granite setts. Accommodation is on the second-floor and revolves around a robust central hall, with a large open-plan kitchen / dining / living space, a master bedroom with en-suite bathroom, two further bedrooms and a family bathroom.

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Each apartment has been designed to a considered standard with over-sized doors, engineered oak floors in the principal rooms and Marmoleum in the hallways. Lighting is a combination of Architectural Strip Lights and Teti lights by Vico Magistretti. The kitchens have Sapele hardwood worktops and Bosch appliances. All bathrooms have underfloor heating and white mosaic tiling with fittings and fixtures by Laufen, Bette and Grohe.

The architect's design included aluminium cladding for the newly constructed top floors of each building, providing a wonderful reflection of the changing skies.



Sirdar Road can be found on the border of Tooting and Mitcham, a thriving area of south-west London that enjoys a growing cultural profile. In addition to the already good selection of pubs, the area has an increasing number of independent restaurants, bars and cafes along Tooting High Street and extending north toward nearby Balham. The green open spaces of Mitcham Common are close by to the south, and to the north is Tooting Bec and Tooting Bec Lido, the UK's largest fresh water swimming pool.

Tooting station is within three minutes' walk and runs regular Thameslink services to Blackfriars in approximately 25 minutes, to Farringdon in around 35 minutes and to London St Pancras International in roughly 40 minutes. Tooting Broadway Underground station is approximately five minutes by bus and is on the Northern Line. The A24 provides quick access to the M25.

Tenure: Leasehold Lease Length: approx. 125 years Service Charge: approx. £1482 per annum



*London, South London
Sold*

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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”.