

THE MODERN HOUSE



London SW9
Sold

Barrington Road

This truly remarkable mixed-use space in central Brixton inhabits a former Victorian furniture warehouse, first established in 1871. Converted in 2010 by the current owner, the building is designated mixed use and is therefore incredibly flexible, combining residential and D2 Assembly & Leisure. It has been completely overhauled under the stewardship of the current owner, and is currently an exciting hire space used for exhibitions and events, with charming separate living accommodation.

Principally divided over two levels, the expansive building measures approximately 4,756 sqft internally and can be entered from both Barrington Road or the parallel Gresham Road. The ground floor area houses a single large room with a concrete floor, exposed ceiling joists and a number of steel pillar supports. There are a few partitioned rooms around the periphery that contain a kitchen area and some WCs.

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Upstairs, a second large space has original solid wood floors and bare brick walls. The intricate timber ceiling exposes the building's wonderful irregular shape. Stairs at one end lead to a mezzanine level that currently has two office areas that look back across the large room below. There is access to a secluded roof terrace from the mezzanine.

The apartment is separated from the first-floor space by a set of double doors. An open-plan room contains a freestanding kitchen made from old pharmaceutical units, a dining space and built-in seating area. A bespoke spiral staircase, crafted in hardwood, leads to the mezzanine bedroom and bathroom.

The location is very good, positioned in the heart of Brixton. The vibrancy of Brixton's restaurant scene is well documented with the village, Market Row and Acre Lane all being celebrated destinations. The beautiful Brockwell Park and its popular Lido are a short walk away. Brixton Underground station is on the Victoria Line, for services to Oxford Circus in around 11 minutes and Victoria in around seven minutes.



*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”.