

THE MODERN HOUSE



*London SW12
Sold*

Bracken Avenue

This wonderfully innovative two-bedroom house, positioned on Bracken Avenue, a quiet residential road near Clapham Common, was designed by Hayhurst and Co. architects in 2016 and received a RIBA London Award in May 2017.

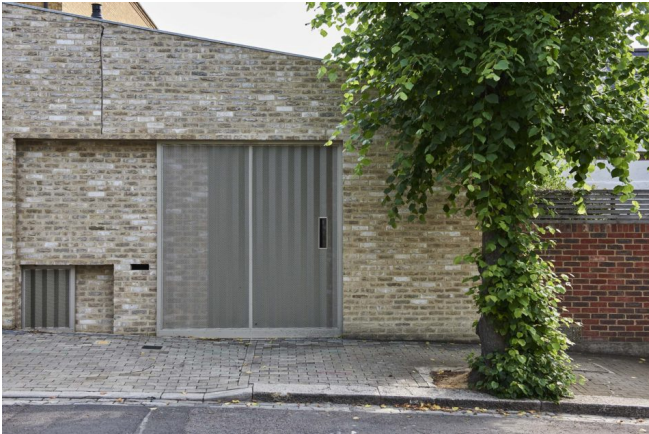
The front elevation of the house, made of softly coloured brickwork, contains a large perforated metal sliding gate which shields the porch from the street. There is a cleverly concealed bike and bin store to one side.

Inside, a corridor serving three levels wraps around a central glazed courtyard garden that fills the house with natural light. At entrance level is the second of two bedrooms (currently configured as a study) and the main bathroom with walk-in shower. Beautifully designed oak panels cover the walls creating concealed space for storage.

Up a half level is the main living room, an open-plan space which contains a reception area, kitchen and dining area. Carefully crafted oak bench seats fixed around the dining table contain further storage space. A glass door leads out to the internal courtyard.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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The master bedroom is on the lower level, and has a large dressing room and en-suite bathroom that can be separated from the bedroom by a grey curtain. Light comes from diamond-shaped glass bricks that puncture the concrete floor of the courtyard above. The bedroom has an elegant tiled herringbone floor, in place of the grey resin that runs throughout the house.

Bracken Avenue is a quiet residential street positioned between the green open spaces of Clapham Common and Wandsworth Common. The shops and restaurants of Balham are a short walk away. Clapham Common South is the nearest Underground station (Northern Line) and Balham station runs direct Southern services to London Victoria in around 13 minutes.



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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”.