

THE MODERN HOUSE



*London SW2
Sold*

Brailsford Road

This light-filled one-bedroom apartment is situated on Brailsford Road in Brixton, next to the verdant Brockwell Park. The current owners have undertaken a comprehensive yet sensitive refurbishment, creating flexible open-plan living spaces, their volume accentuated by the considered material palette. Located on a corner, the apartment has been converted from a shop, and the tall, wide swathes of glazing on the façade remain, meaning it is exceptionally light. High ceilings and an open feel characterise the apartment, accessed by glass doors from a secluded courtyard garden.

The Tour

A black wooden gate on Brailsford Road opens into a courtyard garden. From here, a set of grey-framed glazed doors open into the apartment, grounded in cherry wood throughout.

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The living room and kitchen are arranged in an open plan towards the front of the building, where the shop windows, frosted on the lower half, work in harmony with the high ceilings to allow light to flow around the space. The large dining area, which can comfortably seat eight people, is currently set to one side. Here, space has been cleverly utilised by a built-in bench that runs along a wall painted 'Jewel Beetle' by Little Greene.

The kitchen is set in front of the former shop windows. Cabinetry is painted grey, with drawers and worktops made from teak, the grain adding texture to the space; a Neff oven and a Bosch gas hob are set in the corner. A reclaimed glass-fronted display cabinet references the apartment's former retail iteration and adds extra storage, while further low grey cabinetry runs the room's perimeter. In the centre of the plan is the living area, currently set below an exposed steel beam. A marble fireplace with fossils unusually set into the stone surrounds an open hearth, creating a focal point.

A set of natural pine sliding doors add an honest finish and open to the rear section of the apartment, mirroring the double doors at the back of the apartment, creating a natural passage from the front door to the living spaces. A double bedroom and useful workspace are set on either side of this passage. The bedroom is set back, secluded from the rest of the apartment, in a nook under a low ceiling, creating a restful cocoon-like space. A bedhead is created by a wall laid with slender horizontal pine slats with storage placed discreetly within; extra pull-out storage is hidden beneath the bed. A run of cabinetry opposite is painted grey, cleverly blending with the wall painted the same colour. A wooden desk has been built in between the cabinetry, creating a workspace lit from above by two Velux windows.

To complete the plan, a bathroom is laid with porcelain floor tiles. The room is warmed by underfloor heating, and a walk-in shower is laid with rectangular ceramic tiles set behind a frameless glass screen.

Outdoor Space

A secluded courtyard garden flows out from the rear of the apartment. Here, a section of black wooden beams forms a pergola over the entrance from the street. Laid with decking, the space is low maintenance. However, there is still plenty of room for planters and a table and chairs; bamboo has been planted along the rear wall.



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The Area

The apartment is a 10-minute walk south of Brixton, a lively area known for its excellent food and bar scene. Nearby 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. Newly opened is The Department Store, a grand renovated 1876 Bon Marche building that now houses collaborative workspaces, a Pure Vinyl record shop, a community post office and Canova Hall restaurant and bar. Italian deli Il Sovrano, neighbourhood restaurant and wine shop Naughty Piglets, and Tuscan Restaurant Maremma are all a two-minute walk from the apartment. Herne Hill lies across the park from Brailsford Road, where there are a host of independent shops and restaurants, and there is a popular Sunday market on a pedestrianised section close to Herne Hill train station.

Brailsford Road sits on the edge of Brockwell Park and is less than a three-minute walk from the apartment, with gates to the park on Brailsford Road itself. One of London's best parks, there is a popular lido with a 50-metre pool along with a Grade II-listed art deco pavilion. There is a cafe, tennis courts and a walled garden, and each summer, it is host to the Lambeth Country Show, as well as an array of music festivals.

Brixton Station has access to the Victoria line, which runs to central London in 15 minutes, while Clapham Common runs trains on both branches of the Northern Line. The Overground can also be found at Herne Hill, Streatham and Balham. There are excellent bus connections and cycle routes along Brixton Hill.

Tenure: Leasehold plus Share of Freehold Lease Length: approx. 140 years remaining 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”.