

THE MODERN HOUSE



London SW9
£550,000 Share of Freehold

Clitheroe Road II

Beautifully appointed, this one-bedroom apartment on Clitheroe Road in Stockwell has leafy views from its private rear terrace. Occupying the first floor of an immaculately restored Victorian house, the home is astonishingly considered and includes a smart kitchen by Minacciolo. The apartment is well-placed to reach all that the area and its adjacent neighbourhoods, including Brixton, Camberwell and Clapham, have to offer.

The Tour

Set within a tall, red-brick Victorian house, the apartment unfolds across the first floor. The superb attention to detail within is unsurprising from its exterior profile, which is defined by green masonry and contemporary black-framed windows. A burnt orange front door opens to a small communal hallway, with stairs that reach up to the first floor.

A private front door opens to a hallway that connects the plan. Modern touches are seamlessly interwoven amid the home's period bones, such as underfloor heating beneath engineered oak floors, air conditioning, a Delta lighting system with 5-amp circuitry and a wired sound system.

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Double doors open to the open-plan living room and kitchen, where a high ceiling emphasises the space's sense of volume. Natural light enters through glazing at both ends of the plan, via a bay with shutters at the front and French doors to the enclosed roof terrace at the rear. A working fireplace centres the room, with shelves built into the alcove on one side.

The kitchen is fantastically appointed with a domino hob and double ovens, both by Siemens, as well as other integrated appliances concealed behind Fenix cabinetry and a solid Fenix worktop. A window above the sink has peaceful views of the street below.

Along the hallway and down a few steps is the bedroom, entered through a sliding door. Along one wall is a series of fitted wardrobes, with further storage cupboards just outside the room. Through a window is a view over the greenery of nearby treetops. Next door is a WC lined with grey tiles, bookshelves and a concrete hand basin.

Towards the front of the plan is the larger bathroom, finished in a neutral brown and white palette. It has a walk-in shower and Corian basin by Rexa Design.

Outside Space

The decked rooftop garden is entered via the living room. Sheltered between the external brick walls of the houses on the terrace, there is ample space for a table and chairs to relax with views over the neighbouring greenery.

The Area

Clitheroe Road is superbly located in Stockwell, just north of the busier hubs of Brixton and Clapham. Often referred to as 'Little Portugal', Stockwell has an array of wonderful eateries, wine bars and delis serving the best produce from across the seas. There are many fine pubs close by: the Canton Arms is a firm favourite, as is The Landor, with its large garden perfect for a summertime pint. South London institutions like the O2 Academy Brixton, The Ritzzy Cinema and Electric Brixton are all close by and play host to an impressive programme of events.

Several green spaces are within walking distance. Larkhall Park has tennis courts and a community garden walkable in under 10 minutes. Battersea Park, Brockwell Park and Clapham Common are within half an hour's walk of the apartment. The city's Riverside Walk, running along the Thames is also walkable and provides incredible views across the river. There are several supermarkets in Stockwell and regular farmers' markets in Brixton and Oval.

Stockwell Underground Station is a seven-minute walk from the apartment and is serviced by the Victoria and Northern lines. The area is also well served by bus routes to and from central London and beyond.

Lease Length: approx.. 999 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”.