

THE MODERN HOUSE



London SW9
£1,100,000 Share of Freehold

Clitheroe Road

This masterfully conceived three-bedroom maisonette spans two floors of a grand Victorian house on Clitheroe Road, Stockwell. Inside, a refined tonal palette is interspersed with bright pops of colour; outside, two courtyards provide plenty of space for hosting or relaxing. Wonderfully well-located, the home is within easy reach of many of south London's most loved spots, including Brixton, Camberwell and Clapham.

The Tour

Set back from the street, the clean brick façade is a distinctive presence on tree-lined Clitheroe Road. Refreshed masonry finished in green pairs sympathetically with the pale red brick and contemporary black window frames. A burnt orange front door opens into a smart communal hallway, which leads to a private curved lobby with space for coats and shoes.

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The maisonette has been finished to an exceptional standard throughout. Careful consideration has been given to the finer details; refined touches include FineLine aluminium doors, Vola taps, underfloor heating, a Delta lighting system with 5-amp circuitry and a wired sound system. Care has been taken to maximise light throughout the plan, resulting in a sequence of bright, flowing spaces.

Beyond the lobby is the living room, a voluminous space care of a tall ceiling and generous proportions. A large bay window with slatted shutters invites light in and offers privacy when necessary. On one side, a newly renovated working fireplace adds warmth and a focal point. The remainder of the space is currently arranged around a dining table, conveniently close to the adjacent kitchen.

With bespoke units by Minacciolo, the kitchen is positioned a small step above the living area. Cement tiles by Marrakech Design flow beneath a modern interpretation of a traditional Italian iron range, which sits in addition to a Siemens hob and domino grill. To one side stainless steel tops sit below an antique mirror splashback and to the other checkered cocciopesto counter sits above a metal cabinetry. Daylight streams in through a glazed door to the outside.

At the rear is a bedroom, currently used as a study. A full-width sliding door opens the room to the lush courtyard beyond, making for a lovely work-from-home space. A WC completes the ground floor plan.

Stairs leading to the lower level are defined by a pillar-box red bannister, dark grey carpeting and recessed LED lights concealed along the treads. Downstairs are two further bedrooms and bathrooms. The connecting hallway is lined with plywood and has large storage cupboards.

From here is the main bedroom, where plywood is again used to great effect. Its warm-toned hues are enlivened by two sources of natural light: full-width glazed doors to the basement courtyard, and a light hole at the back of an en suite. In the latter is a free-standing Corian bath set above mossy green tiles and double sinks by Rexa Design sits alongside a large walk-in shower beneath an overhead light well. A WC is discretely tucked behind a glass screen.

The second bedroom also has doors that lead out to the basement courtyard. There is an additional shower room on this level too, where red accents respond playfully to surrounding plywood.

Outside Space

Planted with beautiful succulents, the two courtyards evoke a Mediterranean feel. The courtyard at ground level can be accessed via steel steps in the kitchen and directly from the bedroom/study and has plenty of room for a sociable dining set-up.

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The lower courtyard is similarly considered and is accessed directly from the two lower-ground-floor bedrooms. There is also a separate utility and plant service room here, finished in a K render.

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 Ritzy 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 maisonette. 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. Battersea Power Station is also walkable in half an hour.

There are many Ofsted "Good"-rated schools in the area, including St. Andrews C of E, Larkhill Primary Campus, Stockwell Primary and secondary school Platanos College.

Stockwell Underground Station is a seven-minute walk from the home and is serviced by the Victoria and Northern lines. Clapham High Street, served by the Overground, is also a 10-minute walk away. 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”.