

THE MODERN HOUSE



London SW11
Sold

Eland Road

This handsome four-bedroom Victorian house lies in the heart of Battersea, just off Lavender Hill and a short stroll from the coveted Northcote Road. Recently renovated in collaboration with architect M Jones, each space has been carefully composed using a considered palette of colour that harmonises its period features with sensitive modern interventions. The west-facing walled garden has been immaculately laid out, with borders bursting with colour and structure, curated by Dig London.

The Tour

The house lies on Eland Road, part of a terrace of traditional Victorian houses built in London stock brick. Stone steps ascend to the raised ground floor entrance, where a black front door with a bumblebee knocker opens into the hallway.

THE MODERN HOUSE



London, South London
Sold

Eland Road

Inside, immediately on the left of the plan, is an impressive double reception room. The front is currently used as a living room with the rear home to an excellent study; large folding doors in the middle of the room separate the spaces when necessary for flexible modern living. The peaceful living space has soft blue walls in Farrow & Ball's 'Cabbage White' and a large fireplace, illuminated by light that streams in through a three-bay sash window with original shutters. The office space at the rear has walls painted in Farrow & Ball's 'Drawing Room Blue', with a copious amount of built-in bookshelves. A handsome fireplace with a working woodburning stove is the focal point, and a huge bay window frames verdant views over the garden below. Original timber floors that have been stained with a dark hue extend underfoot throughout.

Architect M Jones' clever interventions begin with a striking contemporary timber staircase that descends to the lower-ground floor. Storage is built into the wall along one side of the staircase, which has been neatly constructed so as to house a WC in the space below. At the rear of the plan is a dining area, where full-height black-framed doors open out directly to the garden. There is a wonderful sense of flow between indoor and outdoor spaces, accentuated by the full-width skylight overhead and double-height ceilings on the right-hand side.

The kitchen is positioned in the middle of the plan on this floor. Striking blue cabinetry and steel appliances by Smeg and Samsung are topped with white marble, with fixtures and fittings in brass adding texture to the space. A utility room and pantry are hidden behind the kitchen; the pantry is concealed behind dark navy-blue doors. There is also separate access to the house through the utility room, making it an excellent place for muddy shoes and coats. Another living space lies at the front of the plan; currently arranged as a children's playroom, this is a light, bright room.

Carpeted stairs ascend from the ground floor to a half-landing, home to a beautiful bathroom with marble walls, a Burlington sink and views over the garden. Two bedrooms can be found on the first floor. With timber floors, walls in Farrow & Ball's 'Wet' and built-in wardrobes, the neutral palette of the main bedroom ensures a serene environment. The en suite bathroom can be separated from the bedroom by a door when necessary. The second bedroom on this floor has built-in shelving and garden views.

The second floor is home to two further bedrooms. The front room is illuminated by two large windows that overlook the peaceful street below, and has plenty of storage contained within the eaves. At the rear of the plan lies a single bedroom with dark-painted walls in Farrow & Ball's 'Studio Green'; wonderfully cocooning, this would also work extremely well as an office space.

THE MODERN HOUSE



Eland Road

Outdoor Space

The current owners are avid gardeners and the space has been immaculately designed, tended and maintained. Immediately leading from the house is a paved patio area, which is the perfect spot for a morning coffee or dining alfresco in the warmer months. The garden then unfolds to a length of almost 20 metres, with borders carefully curated with a variety of vibrant Cottage and Mediterranean plants around a verdant lawned area.

The rear of the garden comprises a working vegetable garden and a cedarwood greenhouse. Surrounded solely by neighbouring gardens, it is wonderfully peaceful; an oasis of calm.

The Area

Eland Road is a five-minute walk from Northcote Road, a busy shopping area offering a broad range of outstanding independent shops and dining opportunities, as well as the expected supermarkets and chain stores. Local favourites include Buona Sera pizzeria, The Eagle pub and Tierra Verde deli and cafe. Nearby St John's Hill is well known for its excellent cafes and restaurants such as Powder Keg Diplomacy and The Schoolhouse. Battersea Arts Centre is a one-minute walk from the house.

The house lies between the large green spaces of Clapham and Wandsworth commons, just a short walk from both. A little further afield lies Battersea Park, with its boating lake, sports pitches and sub-tropical gardens.

There is an excellent choice of schools in the area including Thomas's Clapham and Battersea, Parkgate House School, Hornsby House and secondary Emanuel, as well as Honeywell and Bolingbroke Academy state schools, and the French school, L'Ecole de Battersea.

The house is approximately a 10-minute walk from Clapham Junction station, which runs trains to Victoria in seven minutes and Waterloo in 11 minutes. It also runs Overground services to Peckham and south-east London in one direction, and Kensington and west London in the other. The new Northern Line extension from Battersea Power Station and Nine Elms is around a 10-minute walk away.

London, South London
Sold

THE MODERN HOUSE



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”.