

THE MODERN HOUSE



London SW11
£525,000 Leasehold

Joubert Street II

Positioned a short walk from Battersea Park, this beautiful one-bedroom apartment has a serene, contemporary atmosphere. Unfolding over the first floor of an early Edwardian terraced house, the living spaces are illuminated by light that floods in through recently replaced sash windows. The apartment lies within Battersea's Cultural Quarter, and there are many excellent bars and restaurants in nearby Battersea Square and on King's Road.

The Tour

Joubert Street is a quiet residential street that backs onto Latchmere Recreation Ground. Dotted with chestnut and blossom trees, it is lined by two rows of traditional early Edwardian houses, which are set back from the street and have red-brick fronts and handsome chimneypieces.

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Entry to this house is through a smart, blue-painted front door that opens to a set of carpeted stairs. These ascend to the first floor and the apartment; the main living spaces are positioned at the front of the plan, while the bedroom occupies the rear. There is a large storage cupboard in the hallway. Wide-format engineered oak parquet flooring throughout the main living spaces adds a sense of cohesion. All windows throughout the apartment are new.

The living room has recently been repainted a smart off-white with a dark green accent wall creating an atmosphere that is at once welcoming and cocooning. An ornate white-painted mantelpiece creates a focal point, and two sash windows welcome light into the space, which takes on a particularly beautiful quality in the late morning. This space is connected to the galley kitchen via an open doorway, ensuring an easy sense of flow; parquet flooring continues underfoot, adding to the transition. Storage is concealed within white cabinetry, which sits above and below granite composite worktops. There is a handsome brass sink, as well as a dishwasher, washing machine and dryer.

Positioned at the rear of the plan, the bedroom is a peaceful space that overlooks neighbouring gardens. A light carpet has been introduced, softening the room, and storage takes the form of a full wall of built-in wardrobes, plus another deep cupboard on the opposite side of the room. The bathroom takes a slightly different tonal approach, with dark aubergine-painted walls juxtaposing with the hexagonal marble floor tiles and the white metro tiles that clad the walls; brass fixtures and fittings in the walk-in shower complete the scheme.

The Area

Joubert Street is a 15-minute walk from the café culture of Battersea Square, which has many wonderful places to eat and drink, including Gordon Ramsay's London House, Vinos y Licores, Melanzana, Ludlows, and Gail's bakery. A little further down Battersea High Street is The Woodman Pub.

The 200-acre Battersea Park itself is minutes away. Laid out between 1854 and 1870, the park has an extensive frontage and riverside promenade to the Thames. Wide, tree-lined avenues meander around a large boating lake and through open lawned areas, with notable trees and ecological areas in addition to children's play areas, a children's zoo, the Pump House gallery and sports facilities.

The Royal College of Art is a 15-minute walk away and is building a new Herzog & de Meuron-designed campus. This will sit alongside the RCA's existing Dyson, Woo and Sackler Buildings, expanding the existing Battersea cultural quarter, already home to Foster + Partners and Vivienne Westwood. The recent and evolving development of Nine Elms is close by, as are the boutiques and restaurants of King's Road and the rest of Chelsea, home to The Royal Court Theatre and Saatchi Gallery.



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The nearest stations are Clapham Junction, Battersea Park and Queenstown Road, which run National Rail and Overground services. Trains run to Waterloo & Victoria every few minutes.

Tenure: Leasehold Lease Length: Approx. 100 years remaining Service Charge: Approx. £850 per annum Ground Rent: Approx. £200 per annum 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”.