

THE MODERN HOUSE



London SW9
Sold

Landor Road

This beautiful four-bedroom maisonette is located on Landor Road in Clapham, a short walk from Clapham North underground station. Occupying the raised ground floor, the two upper floors and the loft, the mid-terrace Victorian home has an attractive brick frontage. Stonework in a calming, subtle green and arching fenestration on the first floor add to the house's unique façade. There is a secluded and verdant garden with a home gym/office to the rear.

The Tour

Access to the home is up a flight of stone steps laid with a mix of black and patterned ceramic tiles. A grey timber door opens into the raised ground floor hall, where a rough-hewn Purbeck flagstone floor flows past the stairs to the first floor. A living room sits at the front of the plan, where dark grey walls provide the perfect contrast to the white ceiling, the original cornicing and the ceiling rose. A large bay window casts light over the space, and a cast-iron radiator is nestled underneath. Engineered oak flooring flows underfoot and creates a visual link with the open shelving in the alcoves.

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To the rear of the raised ground floor, the second reception room is currently configured as a bedroom. Strong white walls maximise the light that pours in through the full-height sash windows with original shutters; the oak floor matches the living room.

In the hall, the flagstone continues towards the rear of the plan. There is a shower/WC with a window to the garden and a grey rubber floor. It has metro tiles with subtle grey grout, a black granite shelf and chrome fittings. There is a wall-mounted towel radiator, and the walk-in shower has a glass door. A boot room lies adjacent to the shower/WC, with shoe storage, a bench and a glazed door to the garden. All sanitary wear in the home is sourced from Duravit and Hansgrohe.

Stairs and balustrade to the first floor are painted grey and ascend to the landing, where a parquet floor extends into the main living area. This is an open-plan kitchen/living area with space for a dining table and chairs. There are two sash windows with dark grey frames to the front and one to the rear. Shaded white walls surround the space, and there is open timber shelving to the front alcove. The kitchen has two white Corian worktops along each wall; one extends to form an L shape and creates a breakfast bar. White metro tiles extend from the worktop to the ceiling, and there is stainless steel cabinetry below; an oak veneer cupboard sits at the end of the breakfast bar.

A sash window and cast-iron radiator sit against the rear wall of the half-landing between the first and second floors. A double bedroom lies at the front of this floor with timber floorboards and soothing walls in shaded white. There is a laundry cupboard housing a tumble dryer in the corner with HiFi doorknobs and a low white radiator under the window. Another double bedroom lies towards the rear of the plan with full-width wardrobes and chalkboard paint on one wall.

A bathroom with geometric ceramic tiles is situated towards the centre of this floor. There is a sash window with grey shutters, a low white radiator, chrome bathroom fittings, metro tiles and black granite shelves above the WC and sink. There is a wall-mounted towel rail and a glass bath screen.

Stairs with dark grey spindles and a natural wood balustrade lead to a further loft landing with a store cupboard and two cast-iron radiators. The loft landing has open shelving that sits aside a sash window with dark grey frames. A double bedroom occupies the entire loft space, where two plywood bed units are built-in under the three Velux windows to the front pitch. Grey rubber flooring mirrors the elegant hue of the window frames and skirting boards.



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Outdoor Space

Steps from the boot room lead down to the garden, where a patio/dining area is laid with sandstone flags. There are brick walls to either side of this verdant sanctuary, and the space is planted with tall shrubs along each perimeter. Stretching back from the house with decking underfoot, there is a home gym/office at the end of the garden, with birch plywood cladding and a set of windows and double doors with dark grey frames to the frontage.

The Area

Clapham Common, Battersea Park, Brixton and the River Thames are all within walking distance, with Clapham Common mere minutes from the front door. Clapham is home to a variety of exciting restaurants and bars including The Little Orange Door, Minnow, Trinity and Sorella.

Landor Road is well positioned for Clapham Old Town, which is close to the open green spaces of Clapham Common and Heathbrook Park. There is a wide range of independent shops, galleries, restaurants and cafes, all within walking distance. Particular favourites include the Michelin-starred restaurant Trinity, The Bobbin gastro-pub and Clapham's Picture House.

There is an excellent selection of local state and private schools including nearby Eaton House, Parkgate School, Thomas's and L'école de Wix Lycée Français.

Landor Road is also a short walk from 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.

Clapham North (Northern Line) is a three-minute walk from the home. Clapham High Street Overground is a five-minute walk west.

Council Tax Band: D

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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”.