

THE MODERN HOUSE



*London SW2
Sold*

Merredene Street

Sensitively redesigned by studio Angel O'Donnell, this two-bedroom house with private courtyard garden is positioned on Merredene Street, a peaceful collection of cottages tucked away behind Rush Common on Brixton Hill. A sensitive understanding of space and light characterises the interior spaces, with an accomplished range of contemporary materials introduced in the form of a beautiful steel staircase and cleverly conceived bedroom.

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The Tour

The orientation of the house has been altered from the front, where a traditional bay window characterises the façade, to the side, allowing the length of the plan to be exploited to magnificent effect. Upon entry, a steel stair rises up to the first floor, dissecting the plan. To one side, there is a reception room of a more traditional style, bathed in natural light from the bay window and complete with a bio-fuel stove. Oak parquet and underfloor heating run across the ground floor, leading through to the kitchen and dining room which are perfectly configured for entertaining. The kitchen has marble worktops and splashbacks, with elegant blue cabinetry lining one wall, while the dining area is positioned opposite. Further cabinetry sits to one side and features integrated appliances, as well as ample storage space.

A striking staircase of zig-zagging steel leads up to the first-floor accommodation. The master bedroom sits at the rear of the plan overlooking the courtyard below and has a mono-pitched roof with exposed beams, which creates a sense of volume and calm. There is an adjoining walk-in dressing room with significant amounts of storage space. The second bedroom doubles as a study and similarly benefits from double-height ceilings with exposed beams. Behind this area, a ply-wood staircase leads up to a mezzanine sleeping platform with built-in storage. This bedroom is nestled towards the top of the pitch and has cork tiles underfoot, as well as a skylight that draws natural light into the room. A bespoke birch-ply bookshelf here doubles as a balustrade. The rooms on the first floor have tiles formed of recycled leather.

A monochromatic shower room is positioned between the two bedrooms. It is elegant yet playful, with its mixture of traditional tiles on the walls and patterned ceramic tiles underfoot. The basin stands on black steel legs reminiscent of Eames chair legs, which chime with black tapware and a black shower rail.

Outdoor Space

A set of glazed doors open directly to a private courtyard garden. This space feels like a natural extension of the interior and has wonderful ceramic tiles underfoot, raised planters, built-in seating and a beautiful outdoor wood-burner. The courtyard also has direct access to Merredene Street via a wooden door.

The Area

Merredene Street is a quiet residential enclave 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 Ritz Cinema, Electric Brixton and Brixton O2 Academy are much-loved institutions. Newly opened is The Department Store, a grand renovated 1876 Bon Marche building that now houses collaborative workspaces, a Pure Vinyl record shop, a community Post Office and Canova Hall restaurant and bar.



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The green spaces of Rush Common and Brockwell Park are close by. Brockwell Park is one of London's best and has a cafe, tennis courts and a walled garden. Each summer it is host to the Lambeth Country Show, as well as an array of music festivals.

There are a variety of transport connections within easy reach. Buses run across the city from Brixton Hill, while the Victoria Line at Brixton Underground offers speedy connections to central London.



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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”.