

# THE MODERN HOUSE



*London SW2*  
*£1,750,000 Freehold*

## Raleigh Gardens

This handsome and immaculately designed six-bedroom Victorian house is on Raleigh Gardens, a private residential no-through road set back from Brixton Hill. The house's original soaring proportions are cleverly counter-balanced by a modern, pared-back palette accented with playful splashes of colour. A large tropical garden at the back can be accessed through Crittall-style doors from the kitchen, seamlessly blurring the boundary between inside and out.

### *The Tour*

Set back from the road behind a communal garden with mature trees, black and white chequerboard tiles lead past the private front garden, planted with grasses and sedums, to the wisteria-covered storm porch and the front door. Entry is to the hallway, where ornate corning is complemented by the original colourful floor tiles with mosaic detailing.

# THE MODERN HOUSE



## Raleigh Gardens

To the right is a reception room with original wooden floorboards and ornate cornicing; the wide and square bay window welcomes in natural light and frames a view over the front garden towards the communal plot of mature trees. To the rear of the ground floor is a further living room, with walls painted in a cheerful and vibrant yellow, framed by gold cornicing and offset by black-painted original floorboards. A woodburner is set in an original sand-coloured marble fireplace, warming the room in colder months.

The bright and modern kitchen is at the back of the plan, with durable grey rubber underfoot, warmed by underfloor heating. White walls are accented by walnut cabinetry, the grain of which makes it a feature in of itself. This is topped by a hardy terrazzo, which blends up the walls into a splashback. A skylight is set into the pitch lantern roof, Crittall doors extend the entire width of the room and open to the garden, and a black window at the side means natural light abounds. A stainless-steel range cooker and extractor match the Quooker taps, which provide boiling, charcoal-filtered, and sparkling water. The walnut cabinets hide the dishwasher, washing machine and dryer.

The kitchen is open to the dining room. Here, a feature is created from the pale plywood floor-to-ceiling sliding cupboard doors. Floorboards have been whitewashed, maximising light drawn in from the Crittall windows and the roof light in the kitchen. The chimney breast and hearth are the same colour as the room, surrounded by black and white tiles, adding interest.

Leading from the family room and the kitchen is the garden room, currently utilised as a dining space. This is lit by three large Velux windows and black-framed French doors, which open onto the garden, allowing light to flood the plan. Black and white handmade encaustic floor tiles add character to the space, warmed by underfloor heating, complementing the exposed brick on one wall.

Stairs painted in a subtle grey lead to the first floor, with three double bedrooms and a bathroom. All bedrooms at this level have original floorboards, again painted grey, continuing the colour palette running through the house. Two rooms have marble fire surrounds, and the remaining bedroom has a fire surround made from black stone. The bathroom on this level has the same geometric floor tiles as the garden room, creating a cohesive and considered finish. Walls are clad in white ceramic tiles, and a free-standing elliptical bath rests below a sash window, framing verdant views of the garden. There is a separate WC on this floor.



London, South London  
£1,750,000 Freehold

# THE MODERN HOUSE



London, South London  
£1,750,000 Freehold

## Raleigh Gardens

Three further bedrooms are accessed by another set of stairs leading to the second floor. Here, on the landing, the floorboards and stairs are painted in the same colour grey, referencing the rest of the house. The bedroom at the front is set into the roof's pitch, where a Velux window draws in more light. Here, wooden floorboards complement pale yellow walls. The further two bedrooms are similarly well-thought-out, with sash windows overlooking the gardens and calming colour schemes.

The bathroom on this floor is a striking room, finished in a rich buttercup yellow punctuated by matt black fixtures and finishes. White porcelain tiles wrap around the bath, forming a splashback for the floating sink—a glass panel screens off a large walk-in shower.

### *Outdoor Space*

The tropical garden flows from the garden room and the kitchen to a tiled patio, perfect for alfresco drinks. Full of plants, the secluded environment features banana, tree fern, ginger, arum lily, several palm species, grasses, and magnolias on either side of a slate shingle path. A shed is painted black, and a mature plane tree forms a natural canopy beyond the rear boundary.

### *The Area*

The house is a short bus or cycle 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. 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.

Streatham is close by, where there is an array of independent cafes, restaurants and shops on Streatham Hill, just round the corner from Palace Road: Batch & Co Coffee, Hood Restaurant, Streatham Wine House and Art & Craft, which has a wide selection of craft beers from London breweries and further afield.

The open spaces of Brockwell Park are a 10-minute walk away; Brockwell Park is one of London's best and has a popular lido with a 50-metre pool along with a Grade II-listed art deco pavilion. There is a cafe, tennis courts and a walled garden, and each summer, it is host to the Lambeth Country Show, as well as an array of music festivals.

The nearest tube station is Brixton (Victoria line) and is within a 15-minute walk, with numerous bus routes also running along Brixton Hill. The house is approximately a 20-minute walk from Streatham Hill railway station, where regular trains run to Victoria with a journey time of around 17 minutes.

Council Tax Band: F

# 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”.