

THE MODERN HOUSE



*London SW4
Sold*

Rectory Grove

This fantastic four-bedroom house is positioned on Rectory Grove, a quiet residential street, a short walk from Clapham Common. Traditional Victorian proportions have been extended and modified in recent years by Peter Chiu, of FC Architects, in collaboration with the current owner. A meticulous attention to detail has resulted in an incredibly high specification throughout and a set of truly flexible living spaces which open, on the ground floor, to a beautiful courtyard garden.

The street-facing facade, presents a elegant profile that belies the contemporary intervention inside; a low-level hedge offers privacy from the street, while beautiful tiles lead up to the front door which has an integrated DoorBird video entry system. To one side of the entrance hall, there is a traditional Victorian reception, preserved in its proportions in homage to the house's original layout. Overhead, the cornices and ceiling rose have been restored in impeccable condition, while underfoot there are large white-oiled engineered-oak boards by Boen. A beautiful fireplace in Aegean limestone is flanked on one side by 'Royal System' shelving, designed by Poul Cadovius.

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Pocket sliding doors open up from the reception room into the heart of the house, a large open-plan kitchen, dining and living room. The kitchen is configured around an island and breakfast bar with an integrated Siemens Studioline induction hob. Further integrated appliances include a Gaggenau fridge and a Miele oven and dishwasher. Worktops are of porcelain and walnut. There is a beautiful set of bespoke storage space in American walnut along the opposite wall, including display niche alcoves and integrated LED lighting.

The lounge area is positioned beneath a linear skylight overhead which joins a floor-to-ceiling window looking out to the garden. There is underfloor heating across the entirety of this floor and the Boen oak floorboards, have been matched in the garden with porcelain boards, accentuating the flow of life from inside, out. Double-leaf steel doors by Ferro Finestra open out onto the garden, a peaceful idyll with a thriving selection of mature plants including a strawberry tree, an acer, climbing jasmine, hydrangea, three varieties of clematis and a Clare Austin climbing rose. There are also outdoor mains sockets and taps, as well as dimmable garden lights.

A bespoke oak and steel staircase designed by TinTab leads up to the first floor. The en-suite master bedroom occupies the front of the plan and has Boen oak floorboards underfoot, as well as its own independent underfloor heating zone, while large sash windows draw in wonderful levels of natural light. The large en-suite bathroom is lined in tadelakt plaster. There are double basins and a fitted bath, both of Corian, as well as a large walk-in shower. There is a further bedroom and a family bathroom on this floor, at the rear of the plan. The second floor comprises two further bedrooms, one of which is currently used as a study. There is a large boarded loft, as well as a full-height basement, currently used as a laundry and utility room.

Every room has been conceived with flexibility in mind. The house runs on a Loxone Home Automation system which allows for an automated smart lighting system and underfloor heating zones which are wirelessly controlled by SmartStat. All audio-visual cables have been discretely laid, with additional cabling provided for flexible positioning of furniture.

Rectory Grove is excellently positioned in the heart of Clapham Old Town, close to the open green spaces of Clapham Common and Battersea 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.

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Clapham North and Clapham Common underground stations connect via the Northern line and Wandsworth Road connects citywide via the London Overground.



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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”.