

THE MODERN HOUSE



*London SE1
Sold*

Roupell Street

Positioned amidst a terrace of restored Georgian houses on Roupell Street, one of Central London's most recognisable streets, is this immaculately reconsidered two-bedroom house by the award-winning Fraher Architects. The private garden has access from the parallel street and provides secure off-street parking for one car.

The house has been redesigned with great precision, extending the footprint at the rear beneath a mono-pitched glass roof that lets in fantastic amounts of natural light. The reception room contains a seating area with gas fire at one end, and a study space equipped with built-in desk and bookshelves. A herringbone parquet floor runs right through to the kitchen and dining room, which has access to the paved garden via a large pivoting glazed door.

The kitchen is an elegant mix of marble, mosaic tiles and pared-back units, and includes a useful larder cupboard. There is a discreet WC, and next to it, a door to the basement room which has been fully tanked and converted into a utility area with a Corian sink and worktop.

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The first landing has a beautifully arranged bathroom with a bath and separate walk-in shower. The pitch of the roof has been exposed creating a greater sense of volume. A half flight of stairs leads to the first floor where there are two bedrooms, both double rooms with built-in wardrobes.

The sash windows have been replaced throughout the house and painted in a rich blue tone, each with a double set of internal Venetian shutters. A clear emphasis has been placed on quality materials and equipment in every corner of the space, from bespoke joinery to Nest systems. There is even a charge point for electric cars in the garden.



Roupell Street is an incredibly picturesque place, sheltered from the surrounding noises of Central London. The Cut runs parallel, home to both the Young and Old Vic and convenient local amenities. The Southbank is a short stroll to the north, giving easy access to the Tate Modern, National Theatre, the BFI and Festival Hall, as well as some excellent restaurants and bars. Flat Iron Square, Maltby Street Market and Borough Market are all within walking distance and represent the exciting evolution and impetus of the area.

Waterloo station is less than five minutes' walk, for extensive National Rail services and access to the Bakerloo, Jubilee, Northern and Waterloo and City Lines. Southwark Station is even closer for access to the Jubilee Line.



*London, South London
Sold*

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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”.