

THE MODERN HOUSE



*London SW12
Sold*

Rudloe Road

This unique apartment with private courtyard garden is positioned on Rudloe Road, close to Abbeville Village in Clapham. It cleverly occupies an in-fill plot and was entirely refurbished, extended and re-configured in 2015.

The front facade is characterised by a set of bespoke, re-instated wooden-framed windows, which reference the apartment's former use and encourage the flow of natural light throughout the communal areas. This sense of light and flow is encouraged across the plan by beautiful white concrete floors and two large pitched skylights overhead.

Internal accommodation comprises two bedrooms, a large open-plan kitchen, living and dining room, and a beautiful bathroom with micro-cement walls. There is underfloor heating throughout the main living spaces and in the bathroom.

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Entry is gained on Rudloe Road, via a bespoke, partially glazed front door. A contemporary kitchen is positioned to one side and has simple, white units and white Corian worktops. Integrated appliances are in contrasting black. This space stretches across an open-plan living and dining area towards the back of the former garage's footprint. Smart sections of exposed brick remain, nodding subtly to the apartment's previous use.

At the rear of the plan, black-framed factory-style glazed doors open directly onto a raised courtyard, lined with Moroccan tiles, creating a wonderfully peaceful space to relax outside on warmer days.

Opposite the courtyard, a family bathroom is positioned. It is accessed via a frosted glazed factory-style door. The walls, sink shelving and shower are formed of micro-cement, extending the Moroccan aesthetic, while slate tiles run underfoot.

The far side of the courtyard is occupied by a bedroom, which has very high ceilings and direct access to the courtyard, via a further glazed door. A master bedroom is slightly further down the hall. It has a grand double-glazed sash window. There is also a beautiful Art Deco fireplace in this room. These rooms of the apartment all have white-painted floorboards underfoot.

The apartment also has a small cellar, which is accessed via a walk-in closet, next to the bathroom. The space is restricted in height, but runs from the back of the bathroom, through to the front wall of the master bedroom.

Rudloe Road runs to the south of Clapham Common and is a short walk from the independent shops, restaurants and cafes of Abbeville Village. Favourites include The Ginger Pig butchers, Bottle Apostle and The Abbeville pub. The apartment is a short walk from Clapham Common, an expansive green space popular with locals for its ponds, cafe and sports facilities.

The closest stations are Clapham South, running London Underground services on the Northern Line and Balham for National Rail services.

Tenure: Leasehold Lease Length: approx. 103 years remaining Service Charge: approx. £500 per annum Ground Rent: approx. £20 per annum Council Tax Band: B



*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”.