

THE MODERN HOUSE



London SW11
Sold

St. John's Hill

This impressive four double-bedroom house, with large private garden, occupies the site of a former Victorian stable passage close to Wandsworth Common and Clapham Junction. It was renovated and extended in 2012 to a thoughtful design by Alma-nac architects, adding a room to each level and introducing natural light throughout.

Internal accommodation measures approximately 1,058 sq ft over three staggered floors. Given it's rare, limited width the design has been widely celebrated for its impressive spatial design, featuring on Grand Designs and winning The Architects' Journal Award for innovative extensions in 2013.

Entry is to an open-plan ground floor with thin-slatted oak floorboards and exposed-brick walls in the hall and through to the living room. Moving toward the rear of the house, the kitchen flows into a double-height dining area bathed in light from a large sloping roof light. Timber-framed glazed doors open to the garden which steps up to a seating area and shed, in all extending approximately 50ft.

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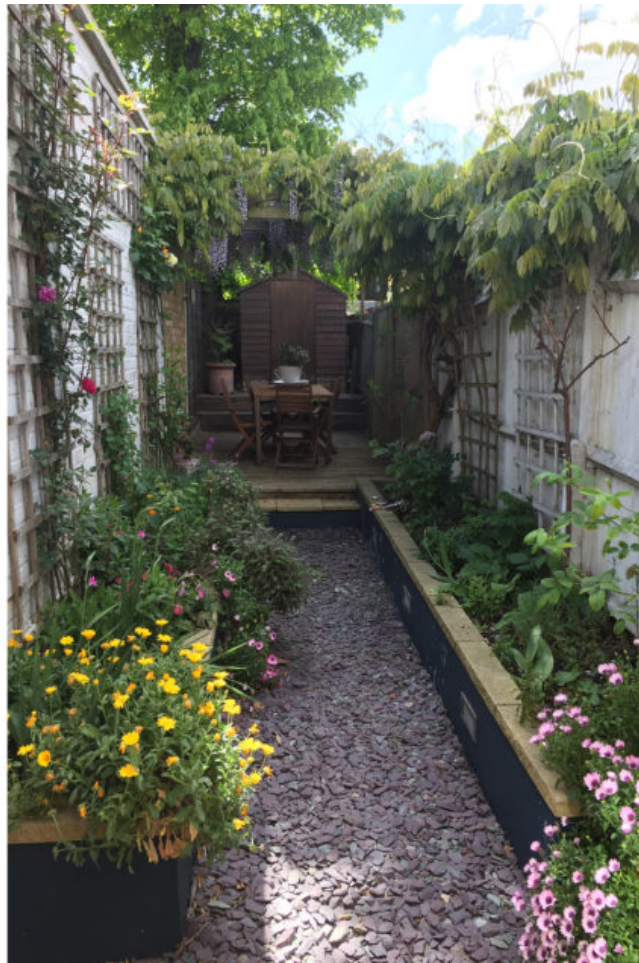
The original staircase ascends in a short spiral to the first floor. To the left is a front-facing bedroom with built-in wardrobe and to the right, a double bedroom with a pair of Velux roof lights and a walk-in dressing area with bespoke plywood doors. Occupying a central position on the plan between the two rooms is a utility cupboard and a shower room.

On the second floor are two further bedrooms, one currently used as a study. The rear of the building is stepped to accommodate the roof lights of the bedroom below, with the pattern repeated on the upper-level. A further roof light illuminates the stairwell. On this floor there is also a family bathroom. In addition to plenty of storage within the eaves there is a large loft space.

The property is situated approximately eight minutes' walk from Clapham Junction (London Overground, National Rail) and the shops of Northcote Road. Wandsworth Town (National Rail) and the restaurants and bars of Old York Road are around ten minutes' walk as are the green open spaces of Wandsworth Common.

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”.