

THE MODERN HOUSE



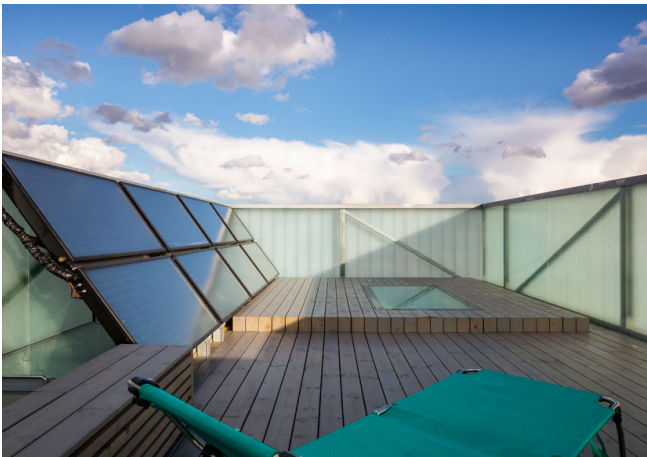
*London SW2
Sold*

Slip House, Lyham Road

Slip House, designed by the renowned architect Carl Turner as his own home, is one of London's most celebrated recent buildings. Awarded the prestigious RIBA Manser Medal (given to the best house in the UK) in 2013, it was described by the judges as an "exemplary low-energy home... [with] refined quality of spaces". Houses of such distinction are rarely constructed in the capital, and it is surely destined to enjoy a privileged place in the architectural history of the city.

Slip House can be found on a quiet, tree-lined residential road on the borders of Brixton and Clapham. As the designer, writer and presenter Kevin McCloud has said, the house is something of an "urban sanctuary". It forms part of small terrace that includes a celebrated eco house (sold by The Modern House in 2012), another impressive house by Carl Turner (currently under construction) and a further eco house that has recently gained planning permission.

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The house is largely constructed from translucent glass, steel and concrete and is arranged over three floors plus a large roof garden at the top in what Turner calls “a simple, sculptural form of three cantilevered boxes (or slipped) boxes”. The second floor is given over to an open plan kitchen / dining / living room. This wonderful space has full-height glazing at either end and is distinguished by exquisite bespoke cabinetry and fitted kitchen. As can be expected from a house designed by Turner, the attention to detail and the sensitivity to materials is exemplary throughout. In the words of the judges of the RIBA Manser Medal, the “house is immaculate in its detail, co-ordination and execution”.

The first floor features a master bedroom with en suite bathroom and a second bedroom. The ground floor is currently used as a studio / entertaining space but has been designed so that it can be simply transformed to create a further two bedrooms or a second reception room and third bedroom. The space leads out onto a small rear courtyard garden and has a WC (with fitting for a shower) and kitchen area. Such is the layout of the house that it has the potential to become a ground floor apartment with a two-storey maisonette above. There is an off-street parking space at the front of the house, which is accessed via electric gates. Further parking is easy to find on the streets (for which a permit can be obtained).

The house has achieved a rare 5 rating in The Code for Sustainable Homes and it achieves a remarkable A rating on its energy performance certificate. Triple glazing, PV-T panels (generating both hot water and heating) and wildflower roofs are just some of the many features that have helped it achieved such credentials, although, as the judges of the RIBA Manser Medal have said, “at no point do the sustainable ambitions of the project crowd out or dominate the refined quality of the spaces that are created”. Turner himself has noted in his recent book *Small* that “the house is performing brilliantly – once the heating is turned off it take a good 12 hours for the temperature to drop a degree or two”.

The house is approximately ten minutes walk from three Underground stations – Clapham North, Clapham Common and Brixton. There are also mainline train stations at Brixton and Clapham High Street (and, a little further afield, at Clapham Junction). There are numerous buses that go into central London.

The area is rich in places to eat out and things to do. Venn Street in Clapham is particularly notable for its cafes and restaurants and the vibrancy of Brixton’s eating out scene is well documented. The village, Market Row and Acre Lane are all well-trodden destinations. There is also a superb mixture of supermarkets and independent food shops in the area. Both Clapham and Brixton also have weekly farmers markets.

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There are two independent cinemas in the area and for green space there is Clapham Common and Brockwell Park, the latter well known of its open air lido.

The house has a 10 Year NHBC Warranty.



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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”.