

# THE MODERN HOUSE



*London SW9  
Sold*

## Brixton Road

This wonderful three-bedroom maisonette with a landscaped rear garden is arranged over two storeys of a Grade II listed Georgian townhouse. It was refurbished and extended to spectacular effect by the architect Deborah Nagan & Michael Johnson of Nagan Johnson architects for their own occupation in 2009.

It is located on Brixton Road in Stockwell, just beyond the border of the celebrated Stockwell Park Conservation Area. It is a short walk from Stockwell station and also easy walking distance to Oval station and Brixton station and the renowned shops and restaurants of central Brixton.

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The ground floor features a large living with high ceiling typical of Georgian houses. The architects have retained much of the original detailing whilst adding some notable contemporary touches such as a bespoke concrete shelving unit that runs along one wall. The living room is open plan with the kitchen which in turn leads to an almost entirely glazed dining room. This impressive room, which even features glass flooring, overlooks the landscaped garden. There is also a utility room on this floor which leads out into the rear garden.

Stairs lead down to the lower ground floor which incorporates three bedrooms. The master bedroom is a breathtaking space in which there is an en suite bathroom with a bespoke solid iroko bath and a dressing area. Full height glazing at one of the room gives views of (and opens up onto) a courtyard garden with an amazing water feature designed by Nagan.

The second bedroom has an en suite shower room whilst the third, smaller bedroom has a small adjoining study area.

The rear garden is one of the most attractive aspects of the property. Designed by Nagan, who runs a landscape design consultancy, it is arranged over two levels. To the front of the property is a communal front garden, used by the current owner (with the informal permission of the freeholder) as a vegetable garden. The gardens have been open each year for the Yellow Book scheme and published in Gardens Illustrated.

Stockwell and Brixton are two of London's most exciting areas. The vibrancy of Brixton's eating out scene is well documented with the village, Market Row and Acre Lane all being celebrated destinations. There is also a regular farmers market in Brixton and at Oval. There is a superb mixture of supermarkets and independent food shops in the area. Transport links are very good with numerous buses into central London running along Brixton Road and Stockwell and Brixton both having Underground stations (and the latter having a mainline railway station).

Service charge: The current estimate by the freeholder for the annual service charge (2015-16) is £538

Lease length: Approximately 101 years

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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”.