

THE MODERN HOUSE



Probert Road, London SW2
Sold

The Old Bakery

This cleverly converted old bakery sits on the corner of Probert Road, a smart terrace in an enviably quiet part of Brixton. The two bedrooms and a lovely courtyard garden retain their original Victorian proportions, while the open-plan living spaces are contemporary.

Designed by a husband and wife architect duo, the layout maximises space and light, with a distinctive open staircase and an office in the original deliveries hole.

The Old Bakery is configured with the bedrooms on the first floor, allowing the lower ground floor to be used as a large open-plan living space. Entry is both to a hallway, and from the street through the sunny garden and bike store. The previous owners installed a striking metal sculpture across one wall in the garden, which is visible through the large glass bi-fold doors that lead into the house.

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Down the open-tread wood and steel staircase is the kitchen and living room. Fitted with sleek monochrome cabinets, the kitchen is a great space for entertaining. The property has been carefully configured and finished with high-quality materials throughout.

This part of the house is where the bakery ovens would have fired, and adjacent to the new kitchen is a room with a barrel ceiling for storing deliveries from the street above. This has been converted to a snug office that feels insulated from the bustle of Brixton outside. On the ground floor are two bedrooms and a bathroom that is stylishly fitted in wood.

The walk from Brixton station to Probert Road leads down Electric Avenue and past Brixton Village, which epitomise the eclectic mix of markets, restaurants and bars in the area. Market Row and Acre lane are fantastic destination for eating out, and this house is within easy reach of all that Brixton has to offer. Brockwell Lido, the open spaces of the park and the wonderful weekly Herne Hill farmers market are only ten minutes by foot.

Brixton Station (Victoria Line and Overground services to Victoria and Southeast London) is nine minutes walk away.

Tenure: Share of freehold (shared with one other) Lease
Length: approx. 981 years



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”.