

# THE MODERN HOUSE



*Bedford Terrace, London SW2*  
*Sold*

## Treehouse II

Tree House is a truly remarkable home located on a quiet road on the border of Clapham and Brixton. Completed in 2006, it is one of a very small number of houses in Britain designed to be energy self-sufficient, generating as much energy as it consumes. Designed by architects Constructive Individuals in collaboration with its previous owners, it features not only a visually engaging exterior using a rich mixture of materials but also truly unique interior spaces.

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### *The Tour*

A Sycamore tree formerly within the grounds acted as the guiding inspiration for the ambitious project. Throughout, an emphasis on raw materials and craftsmanship is combined with an exacting and unrelenting commitment to sustainable principles. Perhaps the most impressive of the internal spaces is the open-plan second floor. With a floor-to-ceiling glass wall and a series of skylights, the room is large, light and airy. Exposed Douglas Fir trusses support the roof mimicking the branches of a tree. Reclaimed teak flooring runs underfoot, adding to the expansiveness of a space that, whilst currently used as a study and library could equally be used as an exceptional bedroom (or alternatively divided into two smaller bedrooms).

Other accommodation includes a double bedroom on the first floor with large windows which overlook the garden, a bathroom lined with Cumbrian slate and an open-plan kitchen/living/dining room on the ground floor that opens up onto a private landscaped garden, with a striking formal pond dividing the two spaces. Another floor-to-ceiling glass wall, with sliding glass doors, integrates the garden into the living space and fills the interior with daylight.

Tree House was the subject of a column in The Independent newspaper called “Diary of an Eco Builder” and is the subject of a popular book of the same name. Indeed, the house is one of the most documented and celebrated ‘green’ builds in the country. Key ‘green’ features include super insulation, photovoltaic panels on the roof, the abundant use of recycled, reclaimed and natural materials (especially timber and slate) and water-efficient taps, showers and toilets.

Whilst the house has been self-sufficient in energy in most years since its construction, it is not completely autonomous – it is still connected to mains electricity and drainage. The National Grid is effectively used as a store when the house is producing surplus energy which is then bought back at night when the solar panels are not working. The house is everything the best ‘green’ design ought to be: light, warm, draught-free, richly detailed and very low cost to run.

### *Outdoor Space*

Upon approach, the magical quality of the house is expressed via a curving, branch-like gate, whose frame twists and warps to reveal a large front garden. Here, a curving pathway is punctuated by an abundance of wild plants and trees.

### *The Area*

Brixton is well-known for its excellent food and bar scene, with Brixton Village, Market Row and Acre Lane all being great destinations. The Ritzy Cinema, Electric Brixton and Brixton Academy are much-loved institutions. Newly opened is The Department Store, the grand renovated 1876 Bon Marche building that now houses collaborative workspaces, a Pure Vinyl record shop, a community Post Office and Canova Hall restaurant and bar.



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Tree House can be found on a quiet road equidistant between Clapham Common, Clapham North and Brixton Underground stations (all approximately 10 minutes walk). There are also numerous bus links in all directions. Clapham High Street, renowned for its shops, restaurants and independent cinema is a ten-minute walk as are the green spaces of Clapham Common and Brockwell Park.



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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”.