

THE MODERN HOUSE



London SW9
£850,000 Share of Freehold

Clitheroe Road III

This renovated two-bedroom maisonette with a private rooftop garden unfolds across the top two floors of a smart Victorian house in Stockwell. Triple-aspect windows draw a wonderful quality of daylight into the spacious plan, which includes a refined kitchen by Minacciolo and a generous rooftop terrace. The amenities of Stockwell are on the apartment's doorstep, with the offerings of Brixton, Camberwell and Clapham all a short walk away.

The Tour

Clitheroe Road is lined with tall Victorian houses and stately trees. The house that this maisonette lies in has fresh green masonry that sits wonderfully against a pale brick exterior, contrasted in turn by plenty of black-framed windows that hint towards the brightness within. A communal burnt orange front door opens to a smart shared hallway, with stairs reaching up to the second floor.

THE MODERN HOUSE



Clitheroe Road III

The apartment is exceptionally well thought-out; the decoration is of a high standard and modern interventions are considered. These include underfloor heating beneath an engineered oak floor, a Delta lighting system with 5-amp circuitry and a wired sound system.

From the apartment's front door are white-painted stairs that ascend to a spacious open-plan living/kitchen area. Three identical sash windows with fabric blinds invite light from the front of the plan, with more light drawn in from a sash at the rear, next to the Minacciolo-designed kitchen. Here, crisp 45-degree angled cabinet doors and a sociable island cooking area are paired with pendant lights over a three-ring gas ring hob and domino grill. The kitchen units are a combination of oak veneer and white Fenix whilst the worktop is solid Fenix. There is also a Siemens combi-oven and integrated appliances. Elegantly finished in a gentle blue hue, the living room has a working fireplace with marble surround and a separate space for dining.

There are two bedrooms, one on the lower floor at the rear of the plan and one upstairs in the loft space. The lower bedroom has views over neighbouring green gardens. Adjacent is a gentle grey-tiled shower room with a generous shower rose, WC and Duravit basin.

A second carpeted staircase leads up to the main bedroom. Set in the eaves and with surprisingly high ceiling rights, it is wonderfully light care of several Velux windows and a sliding window with access to the rooftop terrace. Adjoining here is a large en suite shower room predominantly decorated in a palette of tonal greys.

Outside Space

The roof terrace can be accessed from an oversized sliding window off the landing. A bespoke steel ladder reaches down to a rooftop terrace evoking a nautical vibe, where views are expansive. There is plenty of room to set up lounge seating or a dining table and chairs to sit and watch the sunset on a warm summer's night.

The Area

Clitheroe Road is superbly located in Stockwell, just north of the busier hubs of Brixton and Clapham. Often referred to as 'Little Portugal', Stockwell has an array of wonderful eateries, wine bars and delis serving the best produce from across the seas. There are many fine pubs close by: the Canton Arms is a firm favourite, as is The Landor, with its large garden perfect for a summertime pint. South London institutions like the O2 Academy Brixton, The Ritzy Cinema and Electric Brixton are all close by and play host to an impressive programme of events.



London, South London
£850,000 Share of Freehold

THE MODERN HOUSE



London, South London
£850,000 Share of Freehold

Clitheroe Road III

Several green spaces are within walking distance. Larkhall Park has tennis courts and a community garden walkable in under 10 minutes. Battersea Park, Brockwell Park and Clapham Common are within half an hour's walk of the apartment. The city's Riverside Walk, running along the Thames is also walkable and provides incredible views across the river. There are several supermarkets in Stockwell and regular farmers' markets in Brixton and Oval.

There are many Ofsted "Good"-rated schools in the area, including St. Andrews C of E, Larkhill Primary Campus, Stockwell Primary and secondary school Platanos College.

Stockwell Underground Station is a seven-minute walk from the apartment and is serviced by the Victoria and Northern lines. The area is also well populated with bus routes to and from central London and beyond.

Lease Length: approx.. 999 years remaining Council Tax Band: C

THE MODERN HOUSE



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”.