

AUCOOT



ADDRESS

Kay Road, London SW9

PRICE

£615,000

ARCHITECT

Methodic Practice

INFORMATION

Nestled between Victorian terraces in the heart of south London, this innovative two-bedroom house has been designed and expertly planned by Methodic Practice. Natural light is emphasised throughout and the architects have optimised living space by placing the open plan living room and kitchen on the first floor. Kay Road is located near Brixton, with its wealth of restaurants and bars, and is walking distance from three Underground stations.

Sliding Schüco windows that stretch from floor to ceiling flood the living space with light and can be positioned in a number of different configurations. They provide a view out over the street and access to the balcony. The interior celebrates the Cross Laminated Timber structure with the flamed and brushed granite floors adding to the palette of natural materials. The same granite is used in the kitchen for the worktop and splashback where Bosch and Seimens appliances are concealed in the cabinetry. Built-in stained Plywood storage is contained along the corridor, down the stairs and throughout the ground floor. Here you'll find the master bedroom with walk-in wardrobe and a second bedroom that would also make a great office space. The large bathroom has a separate bath, walk-in shower and polished granite mosaic tiles. Underfloor heating runs throughout the house and the 'whole house heat recovery system' makes it extremely economic to run. Externally, the contemporary cedar clad balustrading and dark render offer a welcome counter-point to the surrounding archetypal houses.

The house is 0.4m (8min walk) from Stockwell tube station (Victoria Line), 0.4m from Clapham North tube station (Northern Line) and 0.5m (11min walk) from Brixton Underground and Overground stations. There is also a wealth of useful bus routes close by. Brixton is well-known for its market, bars, clubs, restaurants and famous music venue – The Brixton Academy. The vast green spaces of Clapham Common and Brockwell Park with its large Lido are within easy reach.

LEASE LENGTH

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SERVICE CHARGE

na

EPC

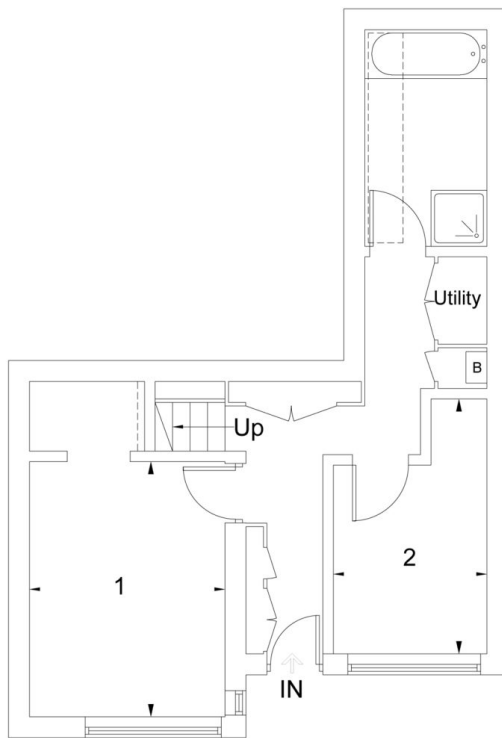
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AUCOOT

Ground Floor

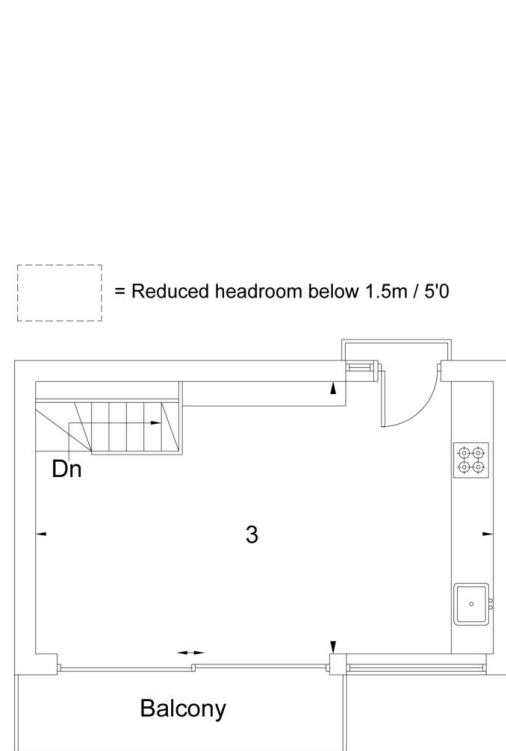
1. Bedroom (12'0 x 9'2)
2. Bedroom (12'0 x 7'3)



Ground Floor

First Floor

3. Reception Room (21'6 x 12'10)



First Floor

Kay Road, SW9

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft

Illustration for identification purposes only. Not to scale. Ref: 212319

