

Appach Road, SW2



Brixton, London
Freehold
£695,000

'It's rare to find such a beautiful and well-designed ground floor flat with its original features, a modern extension and a large garden, all on a quiet road in the heart of Brixton. We've loved living here, especially in the summer with the doors opening out onto the sunny garden.'

BO SQ



Summary

This two-bedroom ground-floor flat is tucked away on a quiet residential street, just a short walk from Brockwell park. The home has been carefully refurbished and extended by Samuel Chisholm Studio architects to create a clean, simple space that allows light to flood through from the south-facing garden.

Establishing an open plan living space but maintaining a spatial division was a significant part of the project, as was capitalising on the existing space and volume. Although contemporary in feel, the rear extension and additional bedroom sits beautifully in tune with the existing architecture and original features of the Victorian house. Comfortable design underpins the entire renovation, with underfloor heating in the living area and kitchen, and bespoke built in wardrobes in both bedrooms.

The location of the home is outstanding. It benefits from a large Sainsburys just a 2 minute walk away, as well as some wonderful bars and restaurants close in vicinity but retaining a quiet distance. The entrance to Brockwell Park is just a 5 minute walk away, providing green and direct access to the centre of Herne Hill and all it has to offer.



House Tour

Through the shared front gate and paved area, is the front door to the divided house. A shared entrance hallway leads to the single flat upstairs, and to the front door of this home.

The large north facing master bedroom includes built in wardrobes and a bay window that faces the street. It is privatised by a thick front hedge that still allows plenty of light to stream in from above, but remains pleasantly cool in the summer months. Directly opposite the Master bedroom is the door to the generous second bedroom, which has it's own set of wardrobes and double doors out onto an extra external patio.

A simple corridor that also houses the shower and separate WC, leads from the bedrooms down to the kitchen, living space and dining areas. These clean and comfortable spaces are all connected in an open plan feel, but are also cleverly segregated by a bookshelf and the piers that mark the original floorplan and previous boundary.





Garden

The south-west facing garden has been updated and well cared for by the current owners, who paved the entire surface and added raised beds where vegetables such as cucumbers and cabbages are grown seasonally.

The Cherry Laurel tree at the back of the garden was taken from a west end production and grew out of its pot and into the ground. Now firmly rooted in its corner, it provides a leafy backdrop and privacy in the garden, as well as shade in the summer. Completing the backdrop are Star Jasmine and Clematis climbers.

The garden itself backs onto the gardens of the homes in the parallel street, making it a quiet and relaxing place.

The front garden area and hedgerow belongs to the ground-floor flat, and was also newly paved by the current owners.

BO SQ

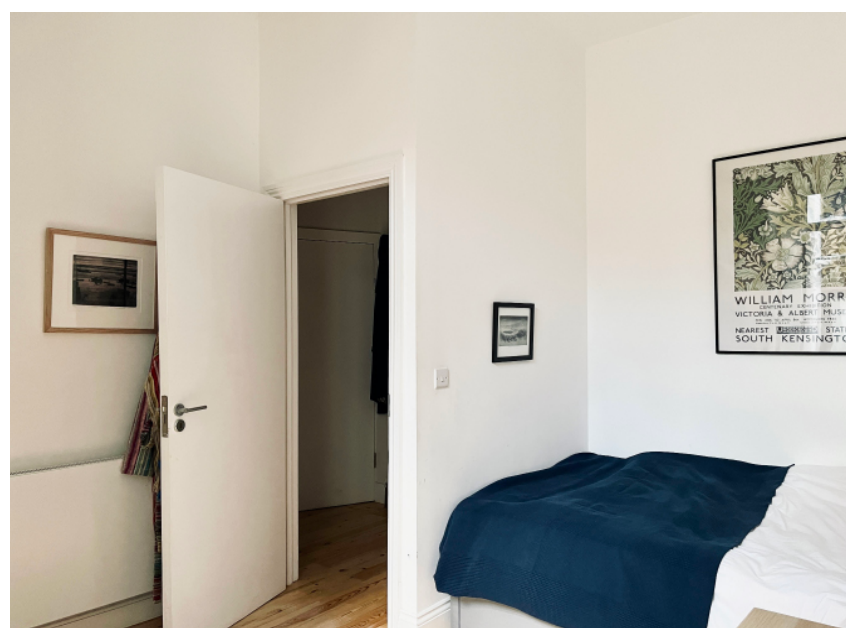


Connectivity & Amenities

The house is well connected to the centre of London. It is a 15 minute walk to Brixton tube station, famously the beginning of the Victoria line, with seats readily available for commuters. The home is also a 15 minute walk away from Herne Hill overground station, providing links to Blackfriars, Farringdon, St Pancras, and London Victoria. There are a number of bus routes running from Morval Road bus stop, just a 2 minute walk from the home.



The house is a 15 minute walk to the bustle of Herne Hill, perhaps most famous for its blissful Sunday market, with many independent traders selling a variety of goods such as cakes, jewellery, eggs and the morning paper, tartiflette and antiques. During the rest of the week, the little woven set of high streets are home to lovely shops, cafés, pubs such as The Florence, and restaurants such as Llywellens and The Peachy Goat that make for a glorious afternoon perusal.



The entrance to Brockwell park is just a 5 minute walk away. The popular park is set within a hilly landscape and is comprised of a network of ponds, trees, a walled 'Old English' flower garden and wide, open meadows. Brockwell Lido is a favourite spot within the park for outdoor swimming, as well as being home to a good gym and cafe. Brockwell Park is also home to a ride-on miniature railway and Community Greenhouses, both of which are run by the community. It contains a wide mixture of formal and informal sports and play facilities, tennis and basketball courts, and grass football pitches. It is also home to the Lambeth Country Show, which usually runs over two days in the third week of July each year, as well as a wide range of commercial and community events.