

THE MODERN HOUSE



Gosling Way, London SW9
Sold

Moira House

This wonderfully bright two-bedroom flat is positioned on Gosling Way, a leafy private road in Oval. Set on the second floor with views to the mature trees surrounding the building, the flat is oriented east-west so that the living spaces are bathed in afternoon light. Accommodation is arranged over 645 sqft internally and each room has been lovingly refurbished by its current owner.

The pristine living spaces in this flat are arranged around a spacious hallway, so that the sash windows fill the rooms with light. At the front of the flat is the kitchen, which is unusually large and was recently re-fitted in a sleek monochrome palette. White cabinetry with neat finger pulls and a ceramic butler-style sink contrast with the slate grey marmoleum floor. Across the hallway is the bathroom which has underfloor heating. There is also a storage room, large enough even for bicycles.

The heart of this flat is the large living room, which is finished with wooden flooring. Adjacent to this are two bedrooms, both with large in-built cupboards and huge windows that face onto the quiet private road.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

THE MODERN HOUSE



Moira House

This flat is part of an exceptionally well-run estate, which has been self-managed by the residents since 1996. The gardens and grounds are wonderfully looked after and there is a residents gardening club, a newly renovated children's playground, annual Christmas lights and a recently refurbished community centre. The estate is gated and parking is available for only £35 per year.

This area is exceptionally well connected, both Stockwell (Victoria and Northern Line) and Oval (Northern Line, both Bank and Charing Cross branch) tube stations are under ten minutes walk away. There are also good bus connections and access to cycle superhighways. Camberwell and Peckham are within easy reach for great restaurants and bars, while the River Thames and central London are also within walking distance.

Oval is much-loved by its residents and perhaps under recognised for its pubs and parks. Grade II listed Kennington Park is a 5 minute walk away, as is the smaller Myatt's fields. The Fentiman Arms and particularly the Canton Arms offer good food and there is a weekly farmers market at St Mark's Church, Kennington. Nearby, Brunswick House serves breakfast lunch and dinner from a Georgian Mansion, while Italo Delicatessen, is a wonderful destination for locally-sourced organic produce.

Please note that this property is owned by an employee of The Modern House Ltd.

Tenure: Leasehold Lease Length: approx. 96 years Service Charge: approx. £1,056 per annum Ground Rent: approx £10 per annum

*London, South London
Sold*

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”.