

THE MODERN HOUSE



Sold

Tree House, London SW2

Tree House is a truly remarkable home located on a quiet road on the borders of Clapham and Brixton. It is one of very small number of houses in Britain to be energy self-sufficient, generating as much energy as it consumes. The design of the house by the architects Constructive Individuals, in collaboration with the current owners, features not only a visually engaging exterior using a rich mixture of materials but also some stunning interior spaces.

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. The exposed wooden trusses also add to the grandeur of a space that, whilst currently used as a study and library could equally be used as an exceptional bedroom (or alternatively could be divided into two smaller bedrooms).

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Other accommodation includes a first floor double bedroom with large windows overlooking the garden, a bathroom beautifully 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 with the living space and fills the interior with daylight. For further information on the accommodation please contact The Modern House.

Tree House was the subject of a column in The Independent newspaper called 'Diary on an Eco Builder' (by the current owner Will Anderson), 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 six years ago, 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 out to be: light, warm, draught-free, richly detailed and very low cost to run.

The house can be found on Bedford Terrace, 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”.