

AUCOOT



ADDRESS

Kay Road, Brixton, London SW9

PRICE

£700,000 – £750,000

ARCHITECT

ao-ft

TENURE

Freehold

Tucked among the Victorian terraces of south London, this house distinguishes itself with its contemporary character. A restrained palette of cedar-clad balustrades and dark render responds sensitively to the rhythm of its surroundings.

The heart of the home is an open-plan living, dining and kitchen space positioned on the first floor. A balcony extends the living area beyond the façade, where floor-to-ceiling Schüco sliding windows can be configured in several ways, opening the room to the outside and framing views across the street. The expansive glazing draws daylight deep into the interior, making natural light a defining quality of the home.

Materiality is integral to the character of the house. The CLT (cross-laminated timber) structure has been left exposed with Bespoke Osmo oil finish, bringing warmth and texture to the spaces, while Ketley brick paving provides a robust finish underfoot. Within the open-plan living space, a stainless-steel kitchen runs along the rear wall of the timber structure. Steel worktops and a matching splashback introduce an industrial note, while Smeg appliances are concealed behind the cabinetry to maintain a clean, continuous finish. Stained plywood joinery provides a unifying element throughout the

house. Built-in storage runs along the corridor, folds around the staircase and continues across the ground floor, creating a sense of continuity while making efficient use of otherwise overlooked spaces.

The principal bedroom is located on the ground floor and includes a walk-in wardrobe. A second bedroom has been removed to create a more generous room, currently suited to use as a home office. It could easily be reinstated as a bedroom, with drawings available to facilitate the process. The bathroom continues the considered material palette, combining Ketley tiles with a layout that accommodates both a separate bath and walk-in shower, alongside a Lusso 'terracotta' concrete basin and bath and Clayworks Tadelakt wall finish.

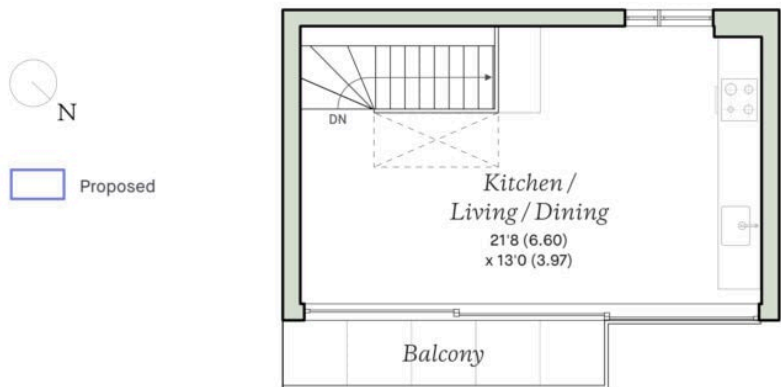
Behind the considered finishes, practical elements have been carefully integrated into the design. Underfloor heating runs throughout the house, while a whole-house heat-recovery system helps regulate the internal environment and reduce energy use and running costs.

Rarely found at this price point, this freehold home brings together the considered qualities of a contemporary architectural project with the freedom of outright ownership.

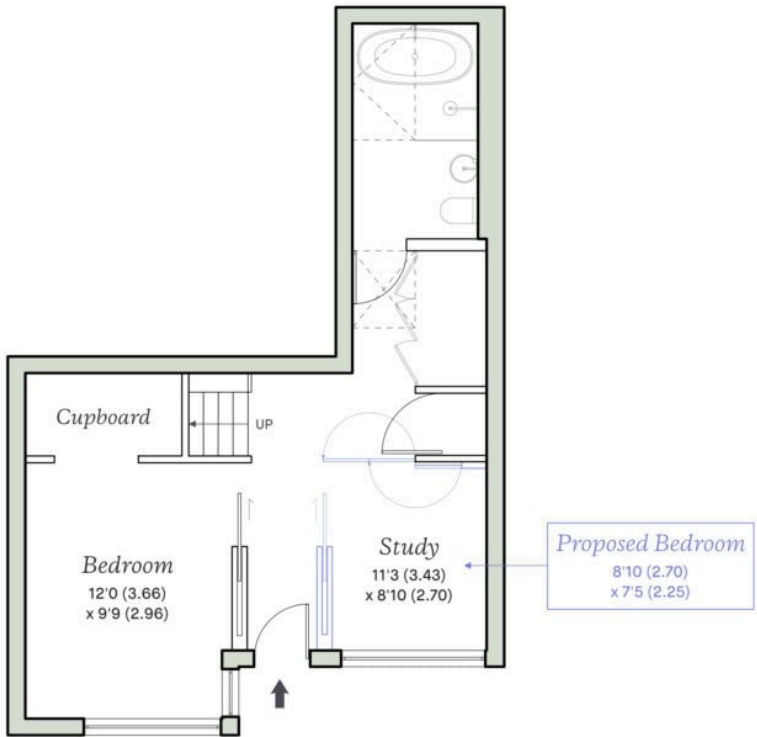
EPC
TBC







FIRST FLOOR



GROUND FLOOR

These particulars are believed to be correct at the time of generation but their accuracy is not guaranteed and they do not form part of any contract. Measurements are approximate. Generated 22 October 2026. A further 31 photographs are available on the listing.