

AUCOOT



ADDRESS

Raleigh Gardens, Brixton Hill SW2

PRICE

£1,750,000

DESIGNER

INFORMATION

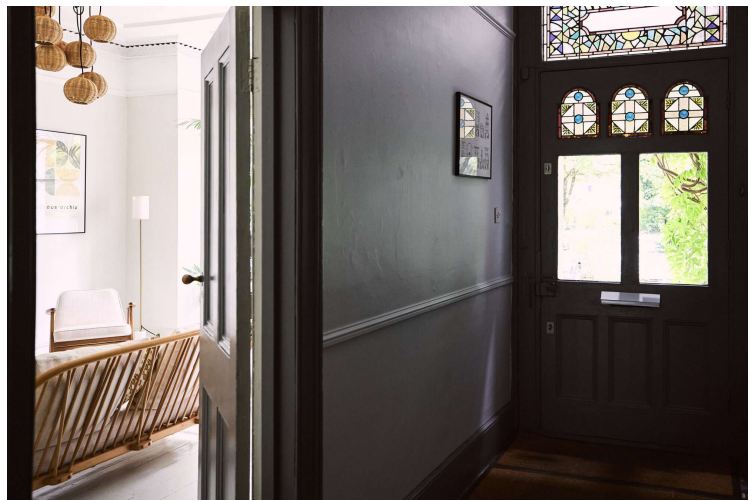
Nestled behind a communal garden shaded by mature trees, this charming home sits on a private, no-through road, offering a perfect blend of privacy and tranquillity. The approach is marked by an eye-catching path of black-and-white chequerboard tiles, which leads through a thoughtfully designed front garden planted with grasses and sedums. A wisteria-covered storm porch adds a touch of greenery as it frames the front door, welcoming visitors.

Inside, the entrance hallway immediately showcases the home's period character, with intricate cornicing and a striking mosaic-tiled floor in vibrant colours. To the right, a bright reception room retains its original wooden floorboards and elegant cornicing, with a large square bay window filling the space with natural light. This window also provides a lovely view of the private front garden and the communal green beyond. At the rear, a second living room radiates warmth and personality, with cheerful yellow walls accented by gold cornicing and offset by original black-painted floorboards. The centrepiece of the room is a beautiful sand-coloured marble fireplace with a wood-burning stove, perfect for cosy winter evenings.

At the back of the home, the kitchen combines modern functionality with sleek design. Durable grey rubber flooring, warmed by underfloor heating, creates a comfortable space, while rich walnut cabinetry adds warmth and texture. The countertops and splashback are crafted from terrazzo, providing a durable yet stylish finish. The kitchen is bathed in natural light, thanks to a skylight and wide Crittall doors that open onto the garden. Additional features include a stainless-steel range cooker, extractor, and a Quooker tap offering boiling, filtered, and sparkling water, while hidden walnut cabinets cleverly conceal the dishwasher, washing machine, and dryer, maintaining the kitchen's clean lines.

Adjoining the kitchen, the dining room is designed for both practicality and aesthetics. Sliding floor-to-ceiling cupboard doors in pale plywood add a minimalist touch, while whitewashed floorboards help to reflect the abundant natural light pouring in from the Crittall windows and skylight. A decorative chimney breast, framed with black-and-white tiling, adds visual interest without overwhelming the space. A garden room extends from the dining area, currently serving as a dining space but easily adaptable for other uses. Natural light floods the room through three large Velux windows and black-framed French doors, which open directly onto the garden. The space is further enhanced by handmade black-and-white encaustic tiles and exposed brickwork, giving it a warm, rustic feel. Underfloor heating ensures comfort year-round.

Upstairs on the first floor, three double bedrooms maintain the home's timeless appeal, with original grey-painted floorboards tying the spaces together. Two of the bedrooms feature marble fireplace



surrounds, while the third boasts a striking black stone hearth. The family bathroom on this level includes geometric floor tiles, echoing the garden room's design, and a freestanding elliptical bath positioned beneath a sash window with views of the garden. A separate WC is also located on this floor.

Another staircase leads to the second floor, where three additional bedrooms offer more space. The front bedroom, set into the roof's pitch, is filled with natural light from a Velux window, while its pale yellow walls and wooden floorboards create a serene atmosphere. The two remaining bedrooms share similarly thoughtful designs, with sash windows that overlook the garden.

A second-floor bathroom makes a bold statement, with walls painted in buttercup yellow and complemented by matte black fixtures. The space includes a large walk-in shower, floating sink, and white porcelain tiles that wrap around the bath, offering a mix of modern style and functionality.

Outdoor space is abundant, with a garden that flows effortlessly from the garden room and kitchen onto a tiled patio, perfect for outdoor dining and relaxation. Tropical plants, including banana trees, tree ferns, and palms, line a slate shingle path that winds through the secluded garden. A mature plane tree at the rear provides natural shade, while a black-painted shed offers practical storage.

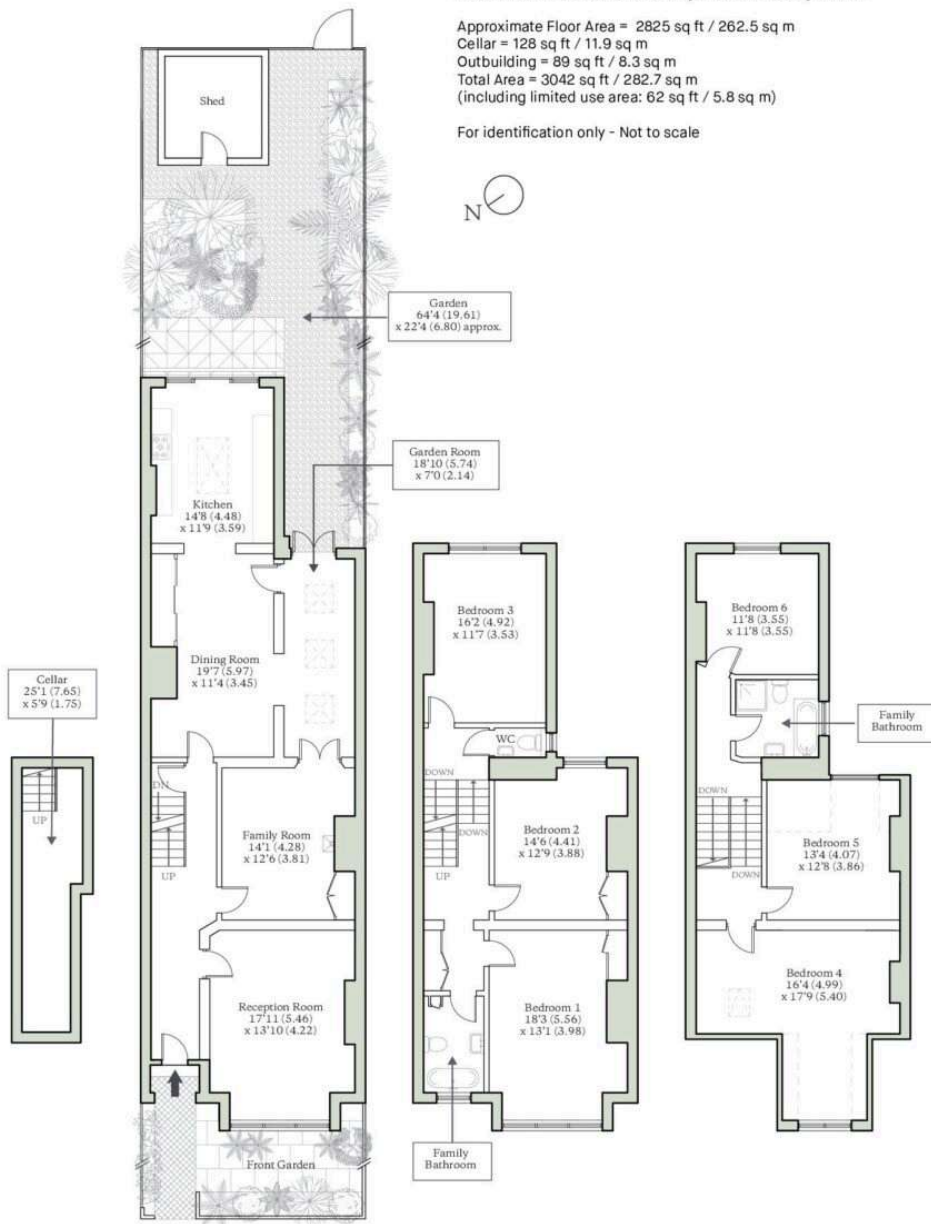
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RALEIGH GARDENS, LONDON, SW2

Approximate Floor Area = 2825 sq ft / 262.5 sq m
 Cellar = 128 sq ft / 11.9 sq m
 Outbuilding = 89 sq ft / 8.3 sq m
 Total Area = 3042 sq ft / 282.7 sq m
 (including limited use area: 62 sq ft / 5.8 sq m)

For identification only - Not to scale



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RICS Property Measurements Standard